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Table B-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$)
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Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<u>General Fund Revenues</u>								
Property Tax	\$75,631,831	\$916,759	\$1,955,693	\$3,043,656	\$4,165,744	\$4,420,507	\$4,632,790	\$4,846,384
Property Tax In-lieu of VLF	\$33,305,946	\$402,475	\$859,867	\$1,339,311	\$1,834,089	\$1,938,755	\$2,021,751	\$2,105,337
Sales Tax	\$5,856,485	\$234,795	\$445,849	\$657,149	\$866,235	\$1,043,680	\$1,064,586	\$1,090,039
Franchise Fees	\$2,868,693	\$120,839	\$241,561	\$362,284	\$482,957	\$498,732	\$508,744	\$518,756
Utility Users Tax	\$5,873,124	\$247,395	\$494,553	\$741,710	\$988,766	\$1,021,063	\$1,041,560	\$1,062,057
Business Tax	\$1,265,824	\$19,342	\$38,235	\$57,128	\$75,828	\$105,578	\$126,384	\$147,190
Fines, Forfeitures, and Penalties	\$87,091	\$4,293	\$8,586	\$12,878	\$17,171	\$17,310	\$17,310	\$17,310
Motor Vehicle License Fee	\$425,293	\$20,963	\$41,926	\$62,889	\$83,852	\$84,528	\$84,528	\$84,528
Gas Tax Transfer	\$1,183,088	\$58,315	\$116,630	\$174,945	\$233,260	\$235,141	\$235,141	\$235,141
Construction & Conveyance Tax Transfer	\$2,090,846	\$274,590	\$329,455	\$366,086	\$399,508	\$160,620	\$150,284	\$154,329
Library Parcel Tax for O&M Use	\$0	\$13,437	\$13,443	\$13,443	\$13,406	\$865	\$227	\$227
Subtotal Revenues	\$128,588,221	\$2,313,204	\$4,545,797	\$6,831,478	\$9,160,816	\$9,526,780	\$9,883,305	\$10,261,299
<u>General Fund Expenditures</u>								
<u>General Government</u>								
General Government	\$1,209,101	\$28,885	\$58,319	\$88,339	\$118,941	\$124,055	\$127,811	\$131,629
Finance	\$223,768	\$5,346	\$10,793	\$16,349	\$22,012	\$22,959	\$23,654	\$24,361
Economic Development	\$108,092	\$2,582	\$5,214	\$7,897	\$10,633	\$11,090	\$11,426	\$11,767
Total General Government	\$1,540,961	\$36,812	\$74,326	\$112,585	\$151,587	\$158,104	\$162,890	\$167,757
<u>Public Safety</u>								
Fire	\$14,663,336	\$0	\$0	\$4,241,576	\$4,283,992	\$4,326,831	\$4,370,100	\$4,413,801
Police	\$14,828,134	\$1,242,730	\$1,256,805	\$1,270,386	\$1,686,447	\$1,716,995	\$1,734,165	\$1,751,507
Total Public Safety	\$29,491,470	\$1,242,730	\$1,256,805	\$5,511,962	\$5,970,439	\$6,043,827	\$6,104,265	\$6,165,308
<u>Capital Maintenance</u>								
General Service	\$2,266,744	\$54,151	\$109,332	\$165,612	\$222,983	\$232,570	\$239,611	\$246,769
Transportation	\$13,514,320	\$1,163,120	\$1,541,146	\$1,782,016	\$2,351,099	\$2,382,030	\$2,405,850	\$2,429,908
Total Capital Maintenance	\$15,781,064	\$1,217,271	\$1,650,479	\$1,947,628	\$2,574,083	\$2,614,599	\$2,645,461	\$2,676,678
<u>Community Services</u>								
Library	\$4,002,618	\$0	\$0	\$367,440	\$371,114	\$374,826	\$378,574	\$382,360
Park, Recreation & Neighborhood Services	\$15,815,882	\$489,586	\$494,482	\$499,427	\$2,076,379	\$2,097,143	\$2,118,114	\$2,139,296
Planning, Building & Code Enforcement	\$758,279	\$18,115	\$36,574	\$55,401	\$74,593	\$77,800	\$80,155	\$82,550
Total Community Services	\$20,576,779	\$507,701	\$531,056	\$922,268	\$2,522,087	\$2,549,769	\$2,576,844	\$2,604,205
<u>Lake Maintenance</u>								
Lake Maintenance	\$2,152,245	\$1,220,600	\$1,232,806	\$1,245,134	\$1,257,585	\$1,270,161	\$1,282,863	\$1,295,691
Subtotal Expenditures	\$69,542,519	\$4,225,114	\$4,745,471	\$9,739,578	\$12,475,781	\$12,636,459	\$12,772,322	\$12,909,639
Net Fiscal Balance	\$59,045,702	(\$1,911,910)	(\$199,674)	(\$2,908,099)	(\$3,314,965)	(\$3,109,679)	(\$2,889,017)	(\$2,648,340)

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table B-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<u>General Fund Revenues</u>								
Property Tax	\$5,061,353	\$5,277,759	\$5,495,669	\$5,715,110	\$7,137,820	\$8,594,070	\$10,117,283	\$11,816,797
Property Tax In-lieu of VLF	\$2,189,541	\$2,274,392	\$2,359,919	\$2,446,177	\$3,073,628	\$3,716,110	\$4,388,712	\$5,140,604
Sales Tax	\$1,115,493	\$1,140,946	\$1,166,400	\$1,197,798	\$1,406,676	\$1,607,101	\$1,807,896	\$2,007,674
Franchise Fees	\$528,767	\$538,779	\$548,791	\$558,936	\$681,467	\$803,824	\$926,180	\$1,048,514
Utility Users Tax	\$1,082,554	\$1,103,051	\$1,123,549	\$1,144,319	\$1,395,179	\$1,645,682	\$1,896,184	\$2,146,640
Business Tax	\$167,996	\$188,802	\$209,608	\$230,932	\$253,235	\$274,862	\$296,489	\$318,028
Fines, Forfeitures, and Penalties	\$17,310	\$17,310	\$17,310	\$17,310	\$21,602	\$25,895	\$30,188	\$34,481
Motor Vehicle License Fee	\$84,528	\$84,528	\$84,528	\$84,528	\$105,491	\$126,454	\$147,417	\$168,380
Gas Tax Transfer	\$235,141	\$235,141	\$235,141	\$235,141	\$293,457	\$351,772	\$410,087	\$468,402
Construction & Conveyance Tax Transfer	\$158,427	\$162,579	\$166,787	\$171,116	\$536,451	\$577,001	\$628,027	\$712,046
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$10,641,110	\$11,023,288	\$11,407,701	\$11,801,368	\$14,905,005	\$17,722,771	\$20,648,463	\$23,861,566
<u>General Fund Expenditures</u>								
<u>General Government</u>								
General Government	\$135,511	\$139,458	\$143,469	\$147,583	\$181,736	\$216,510	\$251,961	\$288,094
Finance	\$25,079	\$25,809	\$26,552	\$27,313	\$33,634	\$40,069	\$46,630	\$53,317
Economic Development	\$12,114	\$12,467	\$12,826	\$13,194	\$16,247	\$19,356	\$22,525	\$25,755
Total General Government	\$172,704	\$177,734	\$182,847	\$188,090	\$231,616	\$275,935	\$321,117	\$367,166
<u>Public Safety</u>								
Fire	\$4,457,939	\$4,502,518	\$4,547,543	\$4,593,019	\$4,638,949	\$4,685,338	\$4,732,192	\$4,779,514
Police	\$1,769,022	\$1,786,712	\$1,804,579	\$1,822,625	\$2,296,628	\$2,920,898	\$3,414,040	\$3,917,298
Total Public Safety	\$6,226,961	\$6,289,230	\$6,352,123	\$6,415,644	\$6,935,577	\$7,606,236	\$8,146,232	\$8,696,811
<u>Capital Maintenance</u>								
General Service	\$254,047	\$261,446	\$268,967	\$276,679	\$340,706	\$405,898	\$472,360	\$540,099
Transportation	\$2,454,207	\$2,478,749	\$2,503,537	\$2,528,572	\$3,019,413	\$3,545,619	\$3,832,612	\$4,246,151
Total Capital Maintenance	\$2,708,255	\$2,740,195	\$2,772,504	\$2,805,251	\$3,360,119	\$3,951,518	\$4,304,973	\$4,786,250
<u>Community Services</u>								
Library	\$386,183	\$390,045	\$547,061	\$552,532	\$558,057	\$563,638	\$569,274	\$574,967
Park, Recreation & Neighborhood Services	\$2,160,689	\$2,182,295	\$2,204,118	\$2,226,160	\$2,756,510	\$5,295,435	\$5,692,340	\$5,983,344
Planning, Building & Code Enforcement	\$84,985	\$87,460	\$89,976	\$92,556	\$113,974	\$135,783	\$158,016	\$180,676
Total Community Services	\$2,631,856	\$2,659,800	\$2,841,156	\$2,871,247	\$3,428,542	\$5,994,856	\$6,419,630	\$6,738,987
<u>Lake Maintenance</u>								
Lake Maintenance	\$1,308,648	\$1,321,735	\$1,334,952	\$1,348,302	\$1,361,785	\$1,375,403	\$1,389,157	\$1,403,048
Subtotal Expenditures	\$13,048,424	\$13,188,695	\$13,483,582	\$13,628,534	\$15,317,639	\$19,203,947	\$20,581,108	\$21,992,263
Net Fiscal Balance	(\$2,407,314)	(\$2,165,407)	(\$2,075,881)	(\$1,827,166)	(\$412,634)	(\$1,481,176)	\$67,355	\$1,869,303

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table B-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$)
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
<u>General Fund Revenues</u>								
Property Tax	\$13,598,848	\$15,461,956	\$17,416,425	\$19,349,386	\$21,247,756	\$23,067,818	\$24,988,017	\$27,003,936
Property Tax In-lieu of VLF	\$5,929,615	\$6,755,079	\$7,621,635	\$8,477,816	\$9,316,819	\$10,122,477	\$10,973,646	\$11,867,868
Sales Tax	\$2,206,639	\$2,405,005	\$2,746,497	\$2,938,663	\$3,145,724	\$3,345,024	\$3,546,221	\$3,748,127
Franchise Fees	\$1,171,194	\$1,294,110	\$1,420,952	\$1,544,416	\$1,663,622	\$1,775,360	\$1,886,765	\$1,998,141
Utility Users Tax	\$2,397,806	\$2,649,454	\$2,909,139	\$3,161,910	\$3,405,961	\$3,634,725	\$3,862,806	\$4,090,828
Business Tax	\$339,495	\$360,903	\$394,554	\$417,907	\$446,049	\$469,062	\$490,791	\$512,520
Fines, Forfeitures, and Penalties	\$38,787	\$43,104	\$47,420	\$51,736	\$55,838	\$59,709	\$63,581	\$67,453
Motor Vehicle License Fee	\$189,411	\$210,489	\$231,567	\$252,645	\$272,675	\$291,579	\$310,488	\$329,392
Gas Tax Transfer	\$526,907	\$585,542	\$644,178	\$702,814	\$758,533	\$811,120	\$863,722	\$916,309
Construction & Conveyance Tax Transfer	\$773,047	\$835,502	\$903,762	\$939,149	\$971,146	\$990,530	\$1,059,526	\$1,129,391
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$27,171,750	\$30,601,145	\$34,336,129	\$37,836,443	\$41,284,123	\$44,567,405	\$48,045,562	\$51,663,965
<u>General Fund Expenditures</u>								
<u>General Government</u>								
General Government	\$325,020	\$362,722	\$402,257	\$441,580	\$480,420	\$517,815	\$555,811	\$594,507
Finance	\$60,151	\$67,129	\$74,445	\$81,723	\$88,911	\$95,832	\$102,864	\$110,025
Economic Development	\$29,056	\$32,427	\$35,961	\$39,477	\$42,949	\$46,292	\$49,689	\$53,148
Total General Government	\$414,227	\$462,277	\$512,663	\$562,780	\$612,280	\$659,938	\$708,363	\$757,680
<u>Public Safety</u>								
Fire	\$4,827,309	\$4,875,582	\$9,848,676	\$9,947,162	\$10,046,634	\$10,147,100	\$10,248,571	\$10,351,057
Police	\$4,431,818	\$4,957,303	\$5,493,435	\$6,041,121	\$6,572,845	\$7,087,233	\$7,611,379	\$8,145,171
Total Public Safety	\$9,259,127	\$9,832,885	\$15,342,111	\$15,988,284	\$16,619,479	\$17,234,333	\$17,859,951	\$18,496,228
<u>Capital Maintenance</u>								
General Service	\$609,326	\$680,007	\$754,124	\$827,845	\$900,660	\$970,765	\$1,041,998	\$1,114,542
Transportation	\$4,667,518	\$5,096,947	\$5,663,635	\$6,536,261	\$7,024,661	\$7,364,590	\$7,710,706	\$8,062,915
Total Capital Maintenance	\$5,276,844	\$5,776,954	\$6,417,759	\$7,364,107	\$7,925,321	\$8,335,354	\$8,752,704	\$9,177,457
<u>Community Services</u>								
Library	\$1,419,308	\$1,433,501	\$1,447,836	\$1,462,314	\$1,476,937	\$1,491,707	\$1,506,624	\$2,825,505
Park, Recreation & Neighborhood Services	\$6,279,598	\$6,581,180	\$7,106,511	\$8,384,275	\$9,593,132	\$9,689,063	\$9,785,954	\$9,883,813
Planning, Building & Code Enforcement	\$203,834	\$227,478	\$252,272	\$276,934	\$301,292	\$324,744	\$348,573	\$372,840
Total Community Services	\$7,902,740	\$8,242,159	\$8,806,619	\$10,123,522	\$11,371,361	\$11,505,513	\$11,641,150	\$13,082,158
<u>Lake Maintenance</u>								
Lake Maintenance	\$1,417,079	\$1,431,249	\$1,445,562	\$1,460,018	\$1,474,618	\$1,489,364	\$1,504,258	\$1,519,300
Subtotal Expenditures	\$24,270,016	\$25,745,524	\$32,524,714	\$35,498,710	\$38,003,058	\$39,224,503	\$40,466,425	\$43,032,824
Net Fiscal Balance	\$2,901,734	\$4,855,620	\$1,811,415	\$2,337,733	\$3,281,065	\$5,342,902	\$7,579,137	\$8,631,141

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table B-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<u>General Fund Revenues</u>						
Property Tax	\$29,143,340	\$31,334,739	\$39,446,729	\$49,955,109	\$62,976,615	\$75,631,831
Property Tax In-lieu of VLF	\$12,817,633	\$13,790,784	\$17,377,343	\$21,978,754	\$27,710,538	\$33,305,946
Sales Tax	\$4,093,294	\$4,286,885	\$5,255,938	\$5,474,519	\$5,693,100	\$5,856,485
Franchise Fees	\$2,113,447	\$2,224,823	\$2,593,403	\$2,692,671	\$2,791,938	\$2,868,693
Utility Users Tax	\$4,326,896	\$4,554,918	\$5,309,520	\$5,512,751	\$5,715,982	\$5,873,124
Business Tax	\$546,506	\$568,235	\$697,951	\$902,721	\$1,107,492	\$1,265,824
Fines, Forfeitures, and Penalties	\$71,324	\$75,195	\$87,091	\$87,091	\$87,091	\$87,091
Motor Vehicle License Fee	\$348,296	\$367,200	\$425,293	\$425,293	\$425,293	\$425,293
Gas Tax Transfer	\$968,896	\$1,021,483	\$1,183,088	\$1,183,088	\$1,183,088	\$1,183,088
Construction & Conveyance Tax Transfer	\$1,210,419	\$1,271,451	\$1,100,789	\$1,386,500	\$1,745,441	\$2,090,846
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$55,640,049	\$59,495,712	\$73,477,145	\$89,598,497	\$109,436,579	\$128,588,221
<u>General Fund Expenditures</u>						
<u>General Government</u>						
General Government	\$635,102	\$675,257	\$827,276	\$948,806	\$1,086,709	\$1,209,101
Finance	\$117,538	\$124,969	\$153,104	\$175,595	\$201,117	\$223,768
Economic Development	\$56,777	\$60,367	\$73,957	\$84,822	\$97,150	\$108,092
Total General Government	\$809,417	\$860,593	\$1,054,337	\$1,209,222	\$1,384,976	\$1,540,961
<u>Public Safety</u>						
Fire	\$10,454,568	\$10,559,113	\$11,097,734	\$12,258,803	\$13,541,345	\$14,663,336
Police	\$8,688,878	\$9,242,644	\$11,222,459	\$12,396,577	\$13,693,533	\$14,828,134
Total Public Safety	\$19,143,446	\$19,801,757	\$22,320,193	\$24,655,379	\$27,234,878	\$29,491,470
<u>Capital Maintenance</u>						
General Service	\$1,190,647	\$1,265,927	\$1,550,922	\$1,778,758	\$2,037,292	\$2,266,744
Transportation	\$8,421,398	\$8,786,243	\$10,228,118	\$11,298,206	\$12,480,248	\$13,514,320
Total Capital Maintenance	\$9,612,045	\$10,052,170	\$11,779,041	\$13,076,964	\$14,517,540	\$15,781,064
<u>Community Services</u>						
Library	\$2,853,760	\$2,882,298	\$3,029,324	\$3,346,258	\$3,696,351	\$4,002,618
Park, Recreation & Neighborhood Services	\$9,982,651	\$10,082,478	\$11,185,315	\$12,788,949	\$14,366,329	\$15,815,882
Planning, Building & Code Enforcement	\$398,299	\$423,482	\$518,820	\$595,036	\$681,522	\$758,279
Total Community Services	\$13,234,711	\$13,388,257	\$14,733,459	\$16,730,243	\$18,744,201	\$20,576,779
<u>Lake Maintenance</u>						
Lake Maintenance	\$1,534,493	\$1,549,838	\$1,628,895	\$1,799,314	\$1,987,562	\$2,152,245
Subtotal Expenditures	\$44,334,111	\$45,652,616	\$51,515,925	\$57,471,123	\$63,869,157	\$69,542,519
Net Fiscal Balance	\$11,305,938	\$13,843,096	\$21,961,220	\$32,127,374	\$45,567,422	\$59,045,702

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table B-2
Annual Project Description
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Residential Units								
Single Family	15,261	840	840	840	840	27	0	0
Low-Rise Multifamily	5,870	240	240	240	240	8	0	0
Mid/High-Rise Multifamily	1,522	80	80	80	80	3	0	0
Mixed Use Low-Rise	3,620	80	80	80	80	3	0	0
Mixed Use High-Rise	265	0	0	0	0	0	0	0
Total Units	26,538	1,240	1,240	1,240	1,240	40	0	0
Cumulative		1,240	2,480	3,720	4,960	5,000	5,000	5,000
Retail SqFt								
Single Use Retail	536,837	0	0	0	0	130,000	0	0
Mixed Use Retail	1,107,648	43,214	37,921	37,921	35,649	21,426	14,286	14,286
Total SqFt	1,644,485	43,214	37,921	37,921	35,649	151,426	14,286	14,286
Cumulative		43,214	81,134	119,055	154,703	306,130	320,415	334,701
Workplace SqFt								
Low-Rise Office	11,750,372	134,447	150,326	150,326	157,141	157,141	107,142	107,142
Mid/High-Rise Office	1,604,044	0	0	0	0	0	125,000	125,000
Light Industrial	135,023	0	0	0	0	0	0	0
Mixed Use Office	2,246,930	85,553	69,674	69,674	62,859	62,859	42,858	42,858
Total SqFt	15,736,369	220,000	220,000	220,000	220,000	220,000	275,000	275,000
Cumulative		220,000	440,000	660,000	880,000	1,100,000	1,375,000	1,650,000
Population	71,623	3,530	3,530	3,530	3,530	114	0	0
Cumulative		3,530	7,061	10,591	14,121	14,235	14,235	14,235
Workplace Employees	51,887	719	722	722	723	723	910	910
Cumulative		719	1,441	2,163	2,885	3,608	4,518	5,427
Retail Employees	4,382	111	98	98	92	427	37	37
Cumulative		111	209	306	398	824	861	898
Daytime Population (1)	90,379	3,807	3,803	3,803	3,802	497	315	315
Cumulative		3,807	7,610	11,414	15,216	15,713	16,028	16,344
Backbone Infrastructure Increments		0,1,2,3	4	---	5	---	---	---
Park Acreage	322	29	0	0	0	0	0	0
Cumulative		29	29	29	29	29	29	29
Backbone Road Miles	33	11	2	0	4	0	0	0
Cumulative		11	12	12	16	16	16	16
Lake surface acres (wet area)	53	53	0	0	0	0	0	0
Cumulative		53	53	53	53	53	53	53
Elementary Schools	100%	0%	0%	0%	0%	0%	0%	0%
Cumulative		0%	0%	0%	0%	0%	0%	0%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

Table B-2
Annual Project Description
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Residential Units								
Single Family	0	0	0	0	840	840	840	840
Low-Rise Multifamily	0	0	0	0	240	240	240	240
Mid/High-Rise Multifamily	0	0	0	0	80	80	80	80
Mixed Use Low-Rise	0	0	0	0	80	80	80	80
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	0	0	0	0	1,240	1,240	1,240	1,240
Cumulative	5,000	5,000	5,000	5,000	6,240	7,480	8,720	9,960
Retail SqFt								
Single Use Retail	0	0	0	0	0	0	0	0
Mixed Use Retail	14,286	14,286	14,286	20,390	31,925	23,964	23,964	22,921
Total SqFt	14,286	14,286	14,286	20,390	31,925	23,964	23,964	22,921
Cumulative	348,987	363,272	377,558	397,948	429,872	453,837	477,801	500,722
Workplace SqFt								
Low-Rise Office	107,142	107,142	107,142	152,921	159,221	122,195	122,195	125,351
Mid/High-Rise Office	125,000	125,000	125,000	60,908	64,092	125,000	125,000	125,000
Light Industrial	0	0	0	0	0	0	0	0
Mixed Use Office	42,858	42,858	42,858	61,171	51,687	27,805	27,805	24,649
Total SqFt	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
Cumulative	1,925,000	2,200,000	2,475,000	2,750,000	3,025,000	3,300,000	3,575,000	3,850,000
Population	0	0	0	0	3,530	3,530	3,530	3,530
Cumulative	14,235	14,235	14,235	14,235	17,765	21,296	24,826	28,356
Workplace Employees	910	910	910	906	908	912	912	913
Cumulative	6,337	7,246	8,156	9,062	9,970	10,882	11,794	12,707
Retail Employees	37	37	37	52	82	62	62	59
Cumulative	935	971	1,008	1,060	1,143	1,204	1,266	1,325
Daytime Population (1)	315	315	315	320	3,860	3,855	3,855	3,854
Cumulative	16,659	16,974	17,290	17,609	21,470	25,325	29,179	33,034
Backbone Infrastructure Increments	---	---	---	---	6	7,8	9	10
Park Acreage	0	0	0	0	21	23	11	11
Cumulative	29	29	29	29	51	74	85	95
Backbone Road Miles	0	0	0	0	2	2	0	1
Cumulative	16	16	16	16	18	20	20	21
Lake surface acres (wet area)	0	0	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53	53	53
Elementary Schools	0%	0%	0%	0%	20%	0%	20%	7%
Cumulative	0%	0%	0%	0%	20%	20%	40%	47%

1) Defined as the total population
plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers,
and Economic & Planning Systems, Inc.

Table B-2
Annual Project Description
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Residential Units								
Single Family	840	840	840	840	840	800	800	800
Low-Rise Multifamily	240	240	240	240	240	280	280	280
Mid/High-Rise Multifamily	80	80	80	80	80	80	80	80
Mixed Use Low-Rise	80	80	80	80	80	80	80	80
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240
Cumulative	11,200	12,440	13,680	14,920	16,160	17,400	18,640	19,880
Retail SqFt								
Single Use Retail	0	0	130,000	0	0	0	0	0
Mixed Use Retail	22,077	21,381	21,209	21,631	25,163	25,163	25,163	25,163
Total SqFt	22,077	21,381	151,209	21,631	25,163	25,163	25,163	25,163
Cumulative	522,799	544,179	695,389	717,020	742,183	767,346	792,509	817,671
Workplace SqFt								
Low-Rise Office	127,909	130,020	130,571	150,322	243,770	243,770	243,770	243,770
Mid/High-Rise Office	125,000	125,000	125,000	104,044	0	0	0	0
Light Industrial	0	0	0	27,005	90,000	18,018	0	0
Mixed Use Office	22,091	19,980	19,429	20,634	31,230	31,230	31,230	31,230
Total SqFt	275,000	275,000	275,000	302,005	365,000	293,018	275,000	275,000
Cumulative	4,125,000	4,400,000	4,675,000	4,977,005	5,342,005	5,635,023	5,910,023	6,185,023
Population	3,542	3,550	3,550	3,550	3,373	3,184	3,184	3,184
Cumulative	31,898	35,448	38,998	42,547	45,921	49,104	52,289	55,472
Workplace Employees	913	913	913	965	1,082	946	911	911
Cumulative	13,620	14,533	15,447	16,411	17,494	18,439	19,351	20,262
Retail Employees	57	55	426	56	65	65	65	65
Cumulative	1,381	1,436	1,862	1,918	1,983	2,047	2,112	2,177
Daytime Population (1)	3,865	3,872	3,996	3,890	3,756	3,520	3,510	3,509
Cumulative	36,899	40,771	44,767	48,657	52,413	55,933	59,443	62,952
Backbone Infrastructure Increments	11	12	13,14	16,17,18,19	20,21,22,23	----	----	----
Park Acreage	11	11	23	59	55	0	0	0
Cumulative	106	117	139	199	254	254	254	254
Backbone Road Miles	1	1	2	5	1	0	0	0
Cumulative	23	24	26	31	33	33	33	33
Lake surface acres (wet area)	0	0	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53	53	53
Elementary Schools	7%	7%	7%	17%	16%	0%	0%	0%
Cumulative	53%	60%	67%	84%	100%	100%	100%	100%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

Table B-2
Annual Project Description
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Residential Units						
Single Family	800	800	0	0	0	0
Low-Rise Multifamily	280	280	0	0	0	0
Mid/High-Rise Multifamily	80	80	0	0	0	0
Mixed Use Low-Rise	80	80	0	0	0	0
Mixed Use High-Rise	0	0	0	0	0	0
Total Units	1,240	1,240	0	0	0	0
Cumulative	21,120	22,360	26,538	26,538	26,538	26,538
Retail SqFt						
Single Use Retail	130,000	0	0	0	0	0
Mixed Use Retail	25,163	25,163	10,410	10,410	10,410	7,622
Total SqFt	155,163	25,163	10,410	10,410	10,410	7,622
Cumulative	972,834	997,997	1,355,806	1,459,902	1,563,997	1,644,485
Workplace SqFt						
Low-Rise Office	243,770	243,770	243,770	243,770	243,770	178,481
Mid/High-Rise Office	0	0	0	0	0	0
Light Industrial	0	0	0	0	0	0
Mixed Use Office	31,230	31,230	31,230	31,230	31,230	22,865
Total SqFt	275,000	275,000	275,000	275,000	275,000	201,346
Cumulative	6,460,023	6,735,023	8,110,023	10,860,023	13,610,023	15,736,369
Population	3,184	3,184	0	0	0	0
Cumulative	58,656	61,839	71,623	71,623	71,623	71,623
Workplace Employees	911	911	911	911	911	667
Cumulative	21,174	22,085	26,610	35,724	44,839	51,887
Retail Employees	436	65	27	27	27	20
Cumulative	2,613	2,678	3,640	3,907	4,175	4,382
Daytime Population (1)	3,633	3,509	313	313	313	229
Cumulative	66,585	70,093	81,706	84,833	87,961	90,379
Backbone Infrastructure Increments	0	0	0	0	0	0
Park Acreage	0	0	0	0	0	0
Cumulative	254	254	283	303	313	322
Backbone Road Miles	0	0	0	0	0	0
Cumulative	33	33	33	33	33	33
Lake surface acres (wet area)	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53
Elementary Schools	0%	0%	0%	0%	0%	0%
Cumulative	100%	100%	100%	100%	100%	100%

1) Defined as the total population
plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers,
and Economic & Planning Systems, Inc.

Table B-3
Property Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Secured Property Tax								
Cumulative Assessed Value (See Table B-4)	\$67,316,535,847	\$813,465,475	\$1,737,925,456	\$2,706,957,468	\$3,706,980,808	\$3,918,527,149	\$4,086,275,269	\$4,255,215,683
Total Secured Property Tax (1%)	\$673,165,358	\$8,134,655	\$17,379,255	\$27,069,575	\$37,069,808	\$39,185,271	\$40,862,753	\$42,552,157
City's Share of Secured Property Tax (11%)	\$74,048,189	\$894,812	\$1,911,718	\$2,977,653	\$4,077,679	\$4,310,380	\$4,494,903	\$4,680,737
Unsecured Property Tax								
Non-retail Jobs from the Project (cumulative)	51,887	719	1,441	2,163	2,885	3,608	4,518	5,427
Total Unsecured Property Tax from the Project (1)	\$1,583,641	\$21,947	\$43,975	\$66,003	\$88,065	\$110,128	\$137,887	\$165,647
Total Property Tax	\$75,631,831	\$916,759	\$1,955,693	\$3,043,656	\$4,165,744	\$4,420,507	\$4,632,790	\$4,846,384

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table B-3
Property Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Secured Property Tax								
Cumulative Assessed Value (See Table B-4)	\$4,425,405,345	\$4,596,902,288	\$4,769,765,661	\$4,944,106,348	\$6,212,283,393	\$7,510,841,564	\$8,870,274,811	\$10,389,967,243
Total Secured Property Tax (1%)	\$44,254,053	\$45,969,023	\$47,697,657	\$49,441,063	\$62,122,834	\$75,108,416	\$88,702,748	\$103,899,672
City's Share of Secured Property Tax (11%)	\$4,867,946	\$5,056,593	\$5,246,742	\$5,438,517	\$6,833,512	\$8,261,926	\$9,757,302	\$11,428,964
Unsecured Property Tax								
Non-retail Jobs from the Project (cumulative)	6,337	7,246	8,156	9,062	9,970	10,882	11,794	12,707
Total Unsecured Property Tax from the Project (1)	\$193,407	\$221,167	\$248,927	\$276,593	\$304,308	\$332,144	\$359,981	\$387,833
Total Property Tax	\$5,061,353	\$5,277,759	\$5,495,669	\$5,715,110	\$7,137,820	\$8,594,070	\$10,117,283	\$11,816,797

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table B-3
Property Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Secured Property Tax								
Cumulative Assessed Value (See Table B-4)	\$11,984,681,398	\$13,653,073,641	\$15,404,519,049	\$17,134,994,339	\$18,830,750,326	\$20,459,112,725	\$22,179,458,252	\$23,986,821,976
Total Secured Property Tax (1%)	\$119,846,814	\$136,530,736	\$154,045,190	\$171,349,943	\$188,307,503	\$204,591,127	\$221,794,583	\$239,868,220
City's Share of Secured Property Tax (11%)	\$13,183,150	\$15,018,381	\$16,944,971	\$18,848,494	\$20,713,825	\$22,505,024	\$24,397,404	\$26,385,504
Unsecured Property Tax								
Non-retail Jobs from the Project (cumulative)	13,620	14,533	15,447	16,411	17,494	18,439	19,351	20,262
Total Unsecured Property Tax from the Project (1)	\$415,699	\$443,575	\$471,454	\$500,893	\$533,931	\$562,794	\$590,613	\$618,432
Total Property Tax	\$13,598,848	\$15,461,956	\$17,416,425	\$19,349,386	\$21,247,756	\$23,067,818	\$24,988,017	\$27,003,936

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table B-3
Property Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Secured Property Tax						
Cumulative Assessed Value (See Table B-4)	\$25,906,444,407	\$27,873,335,397	\$35,122,333,787	\$44,422,506,766	\$56,007,340,434	\$67,316,535,847
Total Secured Property Tax (1%)	\$259,064,444	\$278,733,354	\$351,223,338	\$444,225,068	\$560,073,404	\$673,165,358
City's Share of Secured Property Tax (11%)	\$28,497,089	\$30,660,669	\$38,634,567	\$48,864,757	\$61,608,074	\$74,048,189
Unsecured Property Tax						
Non-retail Jobs from the Project (cumulative)	21,174	22,085	26,610	35,724	44,839	51,887
Total Unsecured Property Tax from the Project (1)	\$646,251	\$674,070	\$812,162	\$1,090,351	\$1,368,541	\$1,583,641
Total Property Tax	\$29,143,340	\$31,334,739	\$39,446,729	\$49,955,109	\$62,976,615	\$75,631,831

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table B-4
Project Assessed Value Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Base Market Value per Unit/SF (1)	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5
RESIDENTIAL							
<u>For-Sale Residential</u>							
SF Detached (10/acre)	\$981,000	\$0	\$8,258,418	\$71,145,756	\$73,280,129	\$140,012,650	\$4,652,033
SF Detached (12/acre)	\$858,000	\$0	\$42,133,929	\$99,615,537	\$102,604,003	\$106,284,265	\$3,531,380
SF Detached (14/acre)	\$766,000	\$0	\$377,235,459	\$251,323,159	\$258,862,853	\$237,503,279	\$7,891,238
SF Detached Edge Estate	\$1,839,000	\$0	\$0	\$91,538,341	\$94,284,491	\$44,769,537	\$1,487,504
Townhouses (2)	\$637,220	\$0	\$159,304,911	\$164,084,058	\$169,006,580	\$174,076,778	\$5,783,841
9-Story Mid-Rise	\$644,000	\$0	\$51,520,000	\$53,065,600	\$54,657,568	\$56,297,295	\$1,870,523
High-Rise	\$889,000	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$569,288	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$644,000	\$0	\$19,320,000	\$19,899,600	\$20,496,588	\$23,717,842	\$788,044
Live work loft/townhome (parking within building)	\$644,000	\$0	\$6,440,000	\$6,633,200	\$6,832,196	\$4,430,806	\$147,217
3 Floors Residential Over Regional/District Parked Retail	\$613,579	\$0	\$44,959,613	\$46,308,401	\$47,697,653	\$49,262,525	\$1,636,787
2 Floors Residential Over Office w/ No District Parking	\$734,536	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$709,172,330	\$803,613,653	\$827,722,062	\$836,354,977	\$27,788,569
<u>Rental Residential</u>							
Frame with Surface Parking (2)	\$87,257	\$0	\$7,255,538	\$7,878,106	\$8,114,449	\$4,963,780	\$164,926
Frame with Podium Parking (2)	\$111,417	\$0	\$17,475,626	\$17,482,885	\$18,007,371	\$22,881,441	\$760,254
3 Fl. Residential Over Local Comm. w/ No District Parking	\$364,019	\$0	\$2,448,271	\$2,521,719	\$2,597,371	\$2,595,828	\$86,248
3 Fl. Residential Over Office w/ No District Parking	\$355,473	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$27,179,434	\$27,882,710	\$28,719,191	\$30,441,048	\$1,011,428
TOTAL RESIDENTIAL/AVERAGE	\$566,406	\$0	\$736,351,765	\$831,496,362	\$856,441,253	\$866,796,025	\$28,799,997
COMMERCIAL							
<u>Retail</u>							
Local	\$260	\$0	\$0	\$0	\$0	\$0	\$9,964,246
Regional	\$260	\$0	\$0	\$0	\$0	\$0	\$23,876,344
3 Fl. Office Over District Parked Retail	\$266	\$1,774,881	\$7,361,289	\$5,836,760	\$5,836,760	\$5,265,891	\$5,265,891
3 Fl. Office Over Local Retail w/ No District Parking	\$240	\$229,222	\$206,939	\$311,434	\$311,434	\$280,974	\$280,974
3 Fl. Residential Over Regional/District Parked Retail	\$423	\$0	\$5,689,717	\$5,689,717	\$5,689,717	\$5,705,229	\$184,040
3 Fl. Residential Over Local Comm. w/ No District Parking	\$251	\$0	\$314,054	\$314,054	\$314,054	\$304,726	\$9,830
Subtotal		\$2,004,103	\$13,571,999	\$12,151,964	\$12,151,964	\$11,556,819	\$39,581,324
<u>Workplace</u>							
<u>Office</u>							
Corporate/Tech (4-story w/ 1 story parking)	\$271	\$17,286,520	\$9,737,814	\$9,554,722	\$9,554,722	\$8,830,767	\$8,830,767
Corporate/Tech (4-story w/ 4 story parking)	\$316	\$33,748,474	\$31,098,506	\$32,374,761	\$32,374,761	\$35,757,807	\$35,757,807
Corporate/Tech (7-story w/ 4 story parking)	\$317	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$229	\$456,650	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$341	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$283	\$1,075,150	\$0	\$3,535,670	\$3,535,670	\$3,189,861	\$3,189,861
Downtown Professional Service (7-story)	\$322	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$380	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$266	\$5,324,795	\$22,084,497	\$17,510,778	\$17,510,778	\$15,798,123	\$15,798,123
3 Floors Office Over Local Retail w/ No District Parking	\$240	\$687,752	\$620,895	\$934,417	\$934,417	\$843,026	\$843,026
3 Floors Residential Over Office w/ No District Parking	\$245	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$432	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$346	\$677,182	\$0	\$0	\$0	\$0	\$0
Subtotal		\$59,256,524	\$63,541,712	\$63,910,349	\$63,910,349	\$64,419,584	\$64,419,584
<u>Industrial</u>							
Light	\$176	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$194	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace		\$59,256,524	\$63,541,712	\$63,910,349	\$63,910,349	\$64,419,584	\$64,419,584
TOTAL COMMERCIAL		\$61,260,627	\$77,113,711	\$76,062,313	\$76,062,313	\$75,976,403	\$104,000,908
AV FROM NEW DEVELOPMENT							
Residential		\$0	\$736,351,765	\$831,496,362	\$856,441,253	\$866,796,025	\$28,799,997
Commercial		\$61,260,627	\$77,113,711	\$76,062,313	\$76,062,313	\$75,976,403	\$104,000,908
AV FROM PREVIOUS DEVELOPMENT (3)							
Residential		\$63,416,067,500	--	\$754,024,207	\$1,623,573,063	\$2,539,534,660	\$3,488,082,621
Commercial		\$3,839,207,720	--	\$76,342,574	\$150,880,838	\$224,673,720	\$297,643,622
TOTAL AV (CUMULATIVE)		\$67,316,535,847	\$813,465,475	\$1,737,925,456	\$2,706,957,468	\$3,706,980,808	\$3,918,527,149
Conveyance Taxable AV							
<u>Resold Properties</u>							
Residential	10%	\$6,341,606,750	0	\$75,402,421	\$162,357,306	\$253,953,466	\$348,808,262
Commercial	5%	\$191,960,386	0	\$3,817,129	\$7,544,042	\$11,233,686	\$14,882,181
New Developments Sold		\$61,260,627	\$813,465,475	\$907,558,676	\$932,503,567	\$942,772,428	\$132,800,905
Total		\$6,594,827,763	\$813,465,475	\$986,778,225	\$1,102,404,915	\$1,207,959,580	\$496,491,348

(1) Assumes 3% appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties.

Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.

(2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.

(3) Previous residential developments are assumed to increase in value by 2.4% (above inflation) year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table B-4
Project Assessed Value Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (12/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (14/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached Edge Estate	\$0	\$0	\$0	\$0	\$0	\$0
Townhouses (2)	\$0	\$0	\$0	\$0	\$0	\$0
9-Story Mid-Rise	\$0	\$0	\$0	\$0	\$0	\$0
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
<u>Rental Residential</u>						
Frame with Surface Parking (2)	\$0	\$0	\$0	\$0	\$0	\$0
Frame with Podium Parking (2)	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Residential Over Local Comm. w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL RESIDENTIAL/AVERAGE	\$0	\$0	\$0	\$0	\$0	\$0
COMMERCIAL						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Office Over District Parked Retail	\$3,590,380	\$3,590,380	\$3,590,380	\$3,590,380	\$3,590,380	\$5,124,478
3 Fl. Office Over Local Retail w/ No District Parking	\$191,573	\$191,573	\$191,573	\$191,573	\$191,573	\$273,429
3 Fl. Residential Over Regional/District Parked Retail	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Residential Over Local Comm. w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$3,781,953	\$3,781,953	\$3,781,953	\$3,781,953	\$3,781,953	\$5,397,906
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$6,020,977	\$6,020,977	\$6,020,977	\$6,020,977	\$6,020,977	\$8,593,621
Corporate/Tech (4-story w/ 4 story parking)	\$24,380,323	\$24,380,323	\$24,380,323	\$24,380,323	\$24,380,323	\$34,797,547
Corporate/Tech (7-story w/ 4 story parking)	\$34,905,795	\$34,905,795	\$34,905,795	\$34,905,795	\$34,905,795	\$17,008,338
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$2,174,905	\$2,174,905	\$2,174,905	\$2,174,905	\$2,174,905	\$3,104,199
Downtown Professional Service (7-story)	\$4,749,190	\$4,749,190	\$4,749,190	\$4,749,190	\$4,749,190	\$2,314,109
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$10,771,448	\$10,771,448	\$10,771,448	\$10,771,448	\$10,771,448	\$15,373,872
3 Floors Office Over Local Retail w/ No District Parking	\$574,790	\$574,790	\$574,790	\$574,790	\$574,790	\$820,387
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$83,577,429	\$83,577,429	\$83,577,429	\$83,577,429	\$83,577,429	\$82,012,072
<u>Industrial</u>						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$83,577,429	\$83,577,429	\$83,577,429	\$83,577,429	\$83,577,429	\$82,012,072
TOTAL COMMERCIAL	\$87,359,382	\$87,359,382	\$87,359,382	\$87,359,382	\$87,359,382	\$87,409,978
AV FROM NEW DEVELOPMENT						
Residential	\$0	\$0	\$0	\$0	\$0	\$0
Commercial	\$87,359,382	\$87,359,382	\$87,359,382	\$87,359,382	\$87,359,382	\$87,409,978
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$3,601,287,801	\$3,687,718,708	\$3,776,223,957	\$3,866,853,332	\$3,959,657,812	\$4,054,689,600
Commercial	\$397,628,085	\$480,137,593	\$561,822,005	\$642,689,574	\$722,748,466	\$802,006,770
TOTAL AV (CUMULATIVE)	\$4,086,275,269	\$4,255,215,683	\$4,425,405,345	\$4,596,902,288	\$4,769,765,661	\$4,944,106,348
Conveyance Taxable AV						
<u>Resold Properties</u>						
Residential	\$360,128,780	\$368,771,871	\$377,622,396	\$386,685,333	\$395,965,781	\$405,468,960
Commercial	\$19,881,404	\$24,006,880	\$28,091,100	\$32,134,479	\$36,137,423	\$40,100,339
New Developments Sold	\$87,359,382	\$87,359,382	\$87,359,382	\$87,359,382	\$87,359,382	\$87,409,978
Total	\$467,369,567	\$480,138,133	\$493,072,878	\$506,179,194	\$519,462,587	\$532,979,277

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMH, Dahlin Group, and Economic & Planning Systems, Inc.

Table B-4
Project Assessed Value Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$151,830,974	\$95,226,981	\$98,083,790	\$370,696,849	\$400,719,750	\$416,765,148
SF Detached (12/acre)	\$115,255,611	\$150,477,131	\$154,991,445	\$211,933,515	\$221,956,842	\$229,395,811
SF Detached (14/acre)	\$341,503,520	\$386,155,492	\$397,740,157	\$127,007,623	\$111,005,055	\$110,117,513
SF Detached Edge Estate	\$48,548,488	\$13,969,850	\$14,388,946	\$75,827,103	\$82,378,039	\$85,759,669
Townhouses	\$220,515,254	\$227,130,711	\$233,944,633	\$240,962,972	\$273,011,047	\$296,539,635
9-Story Mid-Rise	\$71,315,729	\$73,455,201	\$75,658,857	\$77,928,623	\$80,266,481	\$82,674,476
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$30,045,053	\$30,946,404	\$31,874,796	\$32,831,040	\$12,435,551	\$0
Live work loft/townhome (parking within building)	\$5,612,812	\$5,781,196	\$5,954,632	\$6,133,271	\$2,323,125	\$0
3 Floors Residential Over Regional/District Parked Retail	\$62,404,293	\$64,276,422	\$66,204,714	\$65,007,701	\$63,793,457	\$62,562,785
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,047,031,733	\$1,047,419,389	\$1,078,841,970	\$1,208,328,696	\$1,247,889,347	\$1,283,815,037
<u>Rental Residential</u>						
Frame with Surface Parking	\$6,538,902	\$5,912,213	\$6,089,579	\$12,487,132	\$16,492,315	\$19,326,258
Frame with Podium Parking	\$28,665,113	\$30,575,752	\$31,493,024	\$24,502,202	\$20,601,481	\$18,232,692
3 Floors Residential Over Local Commercial w/ No District Parking	\$3,288,317	\$3,386,966	\$3,488,575	\$5,481,709	\$7,523,554	\$9,614,789
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$38,492,332	\$39,874,931	\$41,071,179	\$42,471,043	\$44,617,350	\$47,173,738
TOTAL RESIDENTIAL/AVERAGE	\$1,085,524,065	\$1,087,294,320	\$1,119,913,149	\$1,250,799,739	\$1,292,506,697	\$1,330,988,775
COMMERCIAL						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$4,124,519	\$2,218,828	\$2,218,828	\$1,966,948	\$1,762,835	\$1,594,370
3 Floors Office Over Local Retail w/ No District Parking	\$416,580	\$224,104	\$224,104	\$198,663	\$178,048	\$161,033
3 Floors Residential Over Regional/District Parked Retail	\$5,705,229	\$5,705,229	\$5,705,229	\$5,438,908	\$5,181,862	\$4,933,880
3 Floors Residential Over Local Commercial w/ No District Parking	\$304,726	\$304,726	\$304,726	\$464,879	\$619,455	\$768,580
Subtotal	\$10,551,054	\$8,452,886	\$8,452,886	\$8,069,399	\$7,742,200	\$7,457,862
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$11,124,049	\$9,603,355	\$9,603,355	\$10,672,055	\$11,538,085	\$12,252,867
Corporate/Tech (4-story w/ 4 story parking)	\$34,047,739	\$25,633,747	\$25,633,747	\$25,502,623	\$25,396,365	\$25,308,665
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$21,880,387	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788
Downtown Professional Service (4-story)	\$2,498,465	\$1,344,075	\$1,344,075	\$1,191,497	\$1,067,853	\$965,804
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$12,373,911	\$6,656,674	\$6,656,674	\$5,901,013	\$5,288,657	\$4,783,245
3 Floors Office Over Local Retail w/ No District Parking	\$1,249,894	\$672,394	\$672,394	\$596,064	\$534,210	\$483,158
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$509,098	\$273,874	\$273,874	\$330,611	\$376,588	\$414,536
Subtotal	\$83,683,543	\$86,857,908	\$86,857,908	\$86,867,651	\$86,875,546	\$86,882,063
<u>Industrial</u>						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$83,683,543	\$86,857,908	\$86,857,908	\$86,867,651	\$86,875,546	\$86,882,063
TOTAL COMMERCIAL	\$94,234,597	\$95,310,794	\$95,310,794	\$94,937,050	\$94,617,746	\$94,339,925
AV FROM NEW DEVELOPMENT						
Residential	\$1,085,524,065	\$1,087,294,320	\$1,119,913,149	\$1,250,799,739	\$1,292,506,697	\$1,330,988,775
Commercial	\$94,234,597	\$95,310,794	\$95,310,794	\$94,937,050	\$94,617,746	\$94,339,925
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$4,152,002,150	\$5,363,226,844	\$6,605,333,672	\$7,910,652,744	\$9,381,327,343	\$10,930,006,057
Commercial	\$880,522,581	\$965,009,606	\$1,049,717,196	\$1,133,577,710	\$1,216,229,612	\$1,297,738,884
TOTAL AV (CUMULATIVE)	\$6,212,283,393	\$7,510,841,564	\$8,870,274,811	\$10,389,967,243	\$11,984,681,398	\$13,653,073,641
Conveyance Taxable AV						
<u>Resold Properties</u>						
Residential	\$415,200,215	\$536,322,684	\$660,533,367	\$791,065,274	\$938,132,734	\$1,093,000,606
Commercial	\$44,026,129	\$48,250,480	\$52,485,860	\$56,678,886	\$60,811,481	\$64,886,944
New Developments Sold	\$1,179,758,662	\$1,182,605,113	\$1,215,223,943	\$1,345,736,788	\$1,387,124,443	\$1,425,328,700
Total	\$1,638,985,006	\$1,767,178,278	\$1,928,243,170	\$2,193,480,948	\$2,386,068,658	\$2,583,216,250

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table B-4
Project Assessed Value Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$359,388,605	\$205,538,843	\$97,161,011	\$0	\$0	\$0
SF Detached (12/acre)	\$238,280,048	\$220,385,241	\$6,792,596	\$0	\$0	\$0
SF Detached (14/acre)	\$174,514,469	\$351,052,092	\$300,948,038	\$0	\$0	\$0
SF Detached Edge Estate	\$68,365,940	\$21,454,994	\$661,274	\$0	\$0	\$0
Townhouses	\$305,435,824	\$314,598,899	\$620,139,520	\$920,711,647	\$948,332,997	\$976,782,987
9-Story Mid-Rise	\$85,154,710	\$87,709,351	\$90,340,632	\$93,050,851	\$32,849,202	\$0
High-Rise	\$0	\$0	\$0	\$0	\$87,651,499	\$136,273,274
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$59,583,841	\$52,895,301	\$54,482,160	\$56,116,625	\$57,800,123	\$59,534,127
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,290,723,438	\$1,253,634,720	\$1,170,525,231	\$1,069,879,123	\$1,126,633,821	\$1,172,590,388
<u>Rental Residential</u>						
Frame with Surface Parking	\$16,627,806	\$12,827,636	\$13,212,465	\$15,876,979	\$16,353,288	\$16,843,887
Frame with Podium Parking	\$22,965,578	\$29,143,841	\$30,018,156	\$36,071,818	\$37,153,972	\$38,268,591
3 Floors Residential Over Local Commercial w/ No District Parking	\$12,784,058	\$18,196,184	\$18,742,070	\$19,304,332	\$19,883,462	\$20,479,965
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$52,377,442	\$60,167,661	\$61,972,690	\$71,253,128	\$73,390,722	\$75,592,443
TOTAL RESIDENTIAL/AVERAGE	\$1,343,100,879	\$1,313,802,381	\$1,232,497,921	\$1,141,132,250	\$1,200,024,542	\$1,248,182,831
COMMERCIAL						
<u>Retail</u>						
Local	\$12,658,728	\$0	\$0	\$0	\$0	\$0
Regional	\$21,181,862	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$1,550,377	\$1,637,519	\$2,424,147	\$2,424,147	\$2,424,147	\$2,424,147
3 Floors Office Over Local Retail w/ No District Parking	\$156,589	\$174,480	\$313,074	\$313,074	\$313,074	\$313,074
3 Floors Residential Over Regional/District Parked Retail	\$4,562,089	\$3,932,015	\$3,932,015	\$3,932,015	\$3,932,015	\$3,932,015
3 Floors Residential Over Local Commercial w/ No District Parking	\$992,158	\$1,371,056	\$1,371,056	\$1,371,056	\$1,371,056	\$1,371,056
Subtotal	\$41,101,803	\$7,115,069	\$8,040,291	\$8,040,291	\$8,040,291	\$8,040,291
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$12,333,023	\$14,323,541	\$23,610,069	\$23,610,069	\$23,610,069	\$23,610,069
Corporate/Tech (4-story w/ 4 story parking)	\$25,429,484	\$29,114,525	\$46,093,939	\$46,093,939	\$46,093,939	\$46,093,939
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$83,078	\$623,697	\$623,697	\$623,697	\$623,697
Downtown Professional Service (20-story)	\$42,673,788	\$35,519,613	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$939,155	\$991,942	\$1,468,449	\$1,468,449	\$1,468,449	\$1,468,449
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$4,651,264	\$4,912,697	\$7,272,648	\$7,272,648	\$7,272,648	\$7,272,648
3 Floors Office Over Local Retail w/ No District Parking	\$469,338	\$523,503	\$939,338	\$939,338	\$939,338	\$939,338
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$403,097	\$464,999	\$924,901	\$924,901	\$924,901	\$924,901
Subtotal	\$86,899,638	\$85,933,899	\$80,933,041	\$80,933,041	\$80,933,041	\$80,933,041
<u>Industrial</u>						
Light	\$0	\$1,141,425	\$3,804,101	\$761,598	\$0	\$0
Manufacturing	\$0	\$3,983,481	\$13,276,007	\$2,657,916	\$0	\$0
Subtotal	\$0	\$5,124,906	\$17,080,109	\$3,419,514	\$0	\$0
Total Workplace	\$86,899,638	\$91,058,804	\$98,013,149	\$84,352,554	\$80,933,041	\$80,933,041
TOTAL COMMERCIAL	\$128,001,441	\$98,173,874	\$106,053,440	\$92,392,845	\$88,973,332	\$88,973,332
AV FROM NEW DEVELOPMENT						
Residential	\$1,343,100,879	\$1,313,802,381	\$1,232,497,921	\$1,141,132,250	\$1,200,024,542	\$1,248,182,831
Commercial	\$128,001,441	\$98,173,874	\$106,053,440	\$92,392,845	\$88,973,332	\$88,973,332
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$12,555,258,708	\$14,231,920,217	\$15,918,819,941	\$17,562,949,490	\$19,152,979,702	\$20,841,476,347
Commercial	\$1,378,158,021	\$1,491,097,868	\$1,573,379,024	\$1,662,638,139	\$1,737,480,675	\$1,808,189,467
TOTAL AV (CUMULATIVE)	\$15,404,519,049	\$17,134,994,339	\$18,830,750,326	\$20,459,112,725	\$22,179,458,252	\$23,986,821,976
Conveyance Taxable AV						
<u>Resold Properties</u>						
Residential	\$1,255,525,871	\$1,423,192,022	\$1,591,881,994	\$1,756,294,949	\$1,915,297,970	\$2,084,147,635
Commercial	\$68,907,901	\$74,554,893	\$78,668,951	\$83,131,907	\$86,874,034	\$90,409,473
New Developments Sold	\$1,471,102,320	\$1,411,976,255	\$1,338,551,361	\$1,233,525,096	\$1,288,997,874	\$1,337,156,163
Total	\$2,795,536,092	\$2,909,723,170	\$3,009,102,307	\$3,072,951,952	\$3,291,169,878	\$3,511,713,271

(1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties.

Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.

(2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.

(3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table B-4
Project Assessed Value Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (12/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (14/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached Edge Estate	\$0	\$0	\$0	\$0	\$0	\$0
Townhouses	\$1,006,086,476	\$1,036,269,070	\$0	\$0	\$0	\$0
9-Story Mid-Rise	\$0	\$0	\$0	\$0	\$0	\$0
High-Rise	\$140,361,473	\$144,572,317	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$61,320,151	\$63,159,755	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,207,768,100	\$1,244,001,143	\$0	\$0	\$0	\$0
<u>Rental Residential</u>						
Frame with Surface Parking	\$17,349,203	\$17,869,679	\$0	\$0	\$0	\$0
Frame with Podium Parking	\$39,416,649	\$40,599,148	\$0	\$0	\$0	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$21,094,364	\$21,727,195	\$0	\$0	\$0	\$0
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$77,860,217	\$80,196,023	\$0	\$0	\$0	\$0
TOTAL RESIDENTIAL/AVERAGE	\$1,285,628,316	\$1,324,197,166	\$0	\$0	\$0	\$0
COMMERCIAL						
<u>Retail</u>						
Local	\$16,873,774	\$0	\$0	\$0	\$0	\$0
Regional	\$16,966,817	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$2,424,147	\$2,424,147	\$2,424,147	\$2,424,147	\$2,424,147	\$1,774,881
3 Floors Office Over Local Retail w/ No District Parking	\$313,074	\$313,074	\$313,074	\$313,074	\$313,074	\$229,222
3 Floors Residential Over Regional/District Parked Retail	\$3,932,015	\$3,932,015	\$0	\$0	\$0	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$1,371,056	\$1,371,056	\$0	\$0	\$0	\$0
Subtotal	\$41,880,881	\$8,040,291	\$2,737,221	\$2,737,221	\$2,737,221	\$2,004,103
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$23,610,069	\$23,610,069	\$23,610,069	\$23,610,069	\$23,610,069	\$17,286,520
Corporate/Tech (4-story w/ 4 story parking)	\$46,093,939	\$46,093,939	\$46,093,939	\$46,093,939	\$46,093,939	\$33,748,474
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$623,697	\$623,697	\$623,697	\$623,697	\$623,697	\$456,650
Downtown Professional Service (20-story)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$1,468,449	\$1,468,449	\$1,468,449	\$1,468,449	\$1,468,449	\$1,075,150
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$7,272,648	\$7,272,648	\$7,272,648	\$7,272,648	\$7,272,648	\$5,324,795
3 Floors Office Over Local Retail w/ No District Parking	\$939,338	\$939,338	\$939,338	\$939,338	\$939,338	\$687,752
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$924,901	\$924,901	\$924,901	\$924,901	\$924,901	\$677,182
Subtotal	\$80,933,041	\$80,933,041	\$80,933,041	\$80,933,041	\$80,933,041	\$59,256,524
<u>Industrial</u>						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$80,933,041	\$80,933,041	\$80,933,041	\$80,933,041	\$80,933,041	\$59,256,524
TOTAL COMMERCIAL	\$122,813,922	\$88,973,332	\$83,670,261	\$83,670,261	\$83,670,261	\$61,260,627
AV FROM NEW DEVELOPMENT						
Residential	\$1,285,628,316	\$1,324,197,166	\$0	\$0	\$0	\$0
Commercial	\$122,813,922	\$88,973,332	\$83,670,261	\$83,670,261	\$83,670,261	\$61,260,627
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$22,619,810,998	\$24,479,169,858	\$32,643,785,956	\$41,380,914,860	\$52,456,541,561	\$63,416,067,500
Commercial	\$1,878,191,170	\$1,980,995,041	\$2,394,877,570	\$2,957,921,644	\$3,467,128,613	\$3,839,207,720
TOTAL AV (CUMULATIVE)	\$25,906,444,407	\$27,873,335,397	\$35,122,333,787	\$44,422,506,766	\$56,007,340,434	\$67,316,535,847
Conveyance Taxable AV						
<u>Resold Properties</u>						
Residential	\$2,261,981,100	\$2,447,916,986	\$3,264,378,596	\$4,138,091,486	\$5,245,654,156	\$6,341,606,750
Commercial	\$93,909,559	\$99,049,752	\$119,743,879	\$147,896,082	\$173,356,431	\$191,960,386
New Developments Sold	\$1,408,442,238	\$1,413,170,497	\$83,670,261	\$83,670,261	\$83,670,261	\$61,260,627
Total	\$3,764,332,896	\$3,960,137,235	\$3,467,792,735	\$4,369,657,829	\$5,502,680,848	\$6,594,827,763

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMH, Dahlin Group, and Economic & Planning Systems, Inc.

Table B-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Project Assessed Value	\$67,316,535,847	\$813,465,475	\$1,737,925,456	\$2,706,957,468	\$3,706,980,808	\$3,918,527,149	\$4,086,275,269	\$4,255,215,683
% Increase in AV Above the Base (1)	67%	0.8%	1.7%	2.7%	3.7%	3.9%	4.1%	4.3%
Property Tax In-Lieu Above the Base (2)	\$33,305,946	\$402,475	\$859,867	\$1,339,311	\$1,834,089	\$1,938,755	\$2,021,751	\$2,105,337

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year).

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the Base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table B-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Project Assessed Value	\$4,425,405,345	\$4,596,902,288	\$4,769,765,661	\$4,944,106,348	\$6,212,283,393	\$7,510,841,564	\$8,870,274,811	\$10,389,967,243
% Increase in AV Above the Base (1)	4.4%	4.6%	4.8%	5.0%	6.2%	7.5%	8.9%	10.4%
Property Tax In-Lieu Above the Base (2)	\$2,189,541	\$2,274,392	\$2,359,919	\$2,446,177	\$3,073,628	\$3,716,110	\$4,388,712	\$5,140,604

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table B-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Project Assessed Value	\$11,984,681,398	\$13,653,073,641	\$15,404,519,049	\$17,134,994,339	\$18,830,750,326	\$20,459,112,725	\$22,179,458,252
% Increase in AV Above the Base (1)	12.0%	13.7%	15.4%	17.2%	18.9%	20.5%	22.2%
Property Tax In-Lieu Above the Base (2)	\$5,929,615	\$6,755,079	\$7,621,635	\$8,477,816	\$9,316,819	\$10,122,477	\$10,973,646

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table B-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Assessed Value	\$23,986,821,976	\$25,906,444,407	\$27,873,335,397	\$35,122,333,787	\$44,422,506,766	\$56,007,340,434	\$67,316,535,847
% Increase in AV Above the Base (1)	24.0%	25.9%	27.9%	35.2%	44.5%	56.1%	67.4%
Property Tax In-Lieu Above the Base (2)	\$11,867,868	\$12,817,633	\$13,790,784	\$17,377,343	\$21,978,754	\$27,710,538	\$33,305,946

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table B-6
Sales Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Estimating Factor	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Resident Expenditures								
Total Occupied Households (Cumulative)		25,742	1,203	2,406	3,608	4,811	4,850	4,850
Total Household Income (1)	\$112,224 per Household	\$2,888,850,633	\$134,982,847	\$269,965,693	\$404,948,540	\$539,931,387	\$544,285,672	\$544,285,672
Taxable Expenditures/yr (2)	25% of Income	\$711,669,365	\$33,253,072	\$66,506,143	\$99,759,215	\$133,012,286	\$134,084,966	\$134,084,966
Expenditure Captured by San Jose (3)	50% of Expenditure	\$355,834,683	\$16,626,536	\$33,253,072	\$49,879,607	\$66,506,143	\$67,042,483	\$67,042,483
Sales Tax	1% of Taxable Sales	\$3,558,347	\$166,265	\$332,531	\$498,796	\$665,061	\$670,425	\$670,425
Employee Expenditures								
Total Retail and Non-Retail Employees (Cumulative)		56,269	830	1,649	2,469	3,283	4,433	5,379
Taxable Expenditures by Employees/Yr (4)	\$3,328 per employee	\$187,259,649	\$2,762,856	\$5,489,224	\$8,215,592	\$10,926,298	\$14,751,395	\$17,900,504
Expenditure Captured by San Jose (5)	40% of Expenditure	\$74,903,860	\$1,105,142	\$2,195,690	\$3,286,237	\$4,370,519	\$5,900,558	\$7,160,202
Sales Tax	1% of Taxable Sales	\$749,039	\$11,051	\$21,957	\$32,862	\$43,705	\$59,006	\$71,602
Retail Sales								
Total Retail SqFt (Cumulative) (6)		1,533,720	38,892	73,021	107,149	139,233	288,517	301,374
Total Taxable Retail Sales	\$400 per SqFt	\$613,488,080	\$15,556,875	\$29,208,274	\$42,859,674	\$55,693,184	\$115,406,687	\$120,549,530
Total Net New Taxable Retail Sales (7)	25%	\$153,372,020	\$3,889,219	\$7,302,069	\$10,714,918	\$13,923,296	\$28,851,672	\$30,137,383
Sales Tax	1% of Taxable Sales	\$1,533,720	\$38,892	\$73,021	\$107,149	\$139,233	\$288,517	\$301,374
Non-Retail Taxable Sales (8)	\$22 per Employee	\$15,379	\$18,586	\$18,341	\$18,341	\$18,236	\$25,732	\$21,185
TOTAL SALES TAX GENERATED		\$5,856,485	\$234,795	\$445,849	\$657,149	\$866,235	\$1,043,680	\$1,064,586

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table B-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table B-6
Sales Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Resident Expenditures								
Total Occupied Households (Cumulative)	4,850	4,850	4,850	4,850	4,850	6,053	7,256	8,458
Total Household Income (1)	\$544,285,672	\$544,285,672	\$544,285,672	\$544,285,672	\$544,285,672	\$679,268,519	\$814,251,366	\$949,234,212
Taxable Expenditures/yr (2)	\$134,084,966	\$134,084,966	\$134,084,966	\$134,084,966	\$134,084,966	\$167,338,038	\$200,591,109	\$233,844,181
Expenditure Captured by San Jose (3)	\$67,042,483	\$67,042,483	\$67,042,483	\$67,042,483	\$67,042,483	\$83,669,019	\$100,295,555	\$116,922,090
Sales Tax	\$670,425	\$670,425	\$670,425	\$670,425	\$670,425	\$836,690	\$1,002,956	\$1,169,221
Employee Expenditures								
Total Retail and Non-Retail Employees (Cumulative)	6,325	7,271	8,218	9,164	10,123	11,113	12,087	13,060
Taxable Expenditures by Employees/Yr (4)	\$21,049,614	\$24,198,723	\$27,347,832	\$30,496,942	\$33,688,129	\$36,983,289	\$40,223,575	\$43,463,860
Expenditure Captured by San Jose (5)	\$8,419,845	\$9,679,489	\$10,939,133	\$12,198,777	\$13,475,252	\$14,793,316	\$16,089,430	\$17,385,544
Sales Tax	\$84,198	\$96,795	\$109,391	\$121,988	\$134,753	\$147,933	\$160,894	\$173,855
Retail Sales								
Total Retail SqFt (Cumulative) (6)	314,231	327,088	339,945	352,802	371,153	399,885	421,453	443,021
Total Taxable Retail Sales	\$125,692,373	\$130,835,217	\$135,978,060	\$141,120,903	\$148,461,180	\$159,954,020	\$168,581,213	\$177,208,407
Total Net New Taxable Retail Sales (7)	\$31,423,093	\$32,708,804	\$33,994,515	\$35,280,226	\$37,115,295	\$39,988,505	\$42,145,303	\$44,302,102
Sales Tax	\$314,231	\$327,088	\$339,945	\$352,802	\$371,153	\$399,885	\$421,453	\$443,021
Non-Retail Taxable Sales (8)	\$21,185	\$21,185	\$21,185	\$21,185	\$21,468	\$22,167	\$21,798	\$21,798
TOTAL SALES TAX GENERATED	\$1,090,039	\$1,115,493	\$1,140,946	\$1,166,400	\$1,197,798	\$1,406,676	\$1,607,101	\$1,807,896

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table B-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table B-6
Sales Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Resident Expenditures								
Total Occupied Households (Cumulative)	9,661	10,864	12,067	13,269	14,472	15,675	16,878	18,081
Total Household Income (1)	\$1,084,217,059	\$1,219,168,302	\$1,354,151,149	\$1,489,133,995	\$1,624,116,842	\$1,759,127,781	\$1,894,110,628	\$2,029,139,124
Taxable Expenditures/yr (2)	\$267,097,252	\$300,342,538	\$333,595,610	\$366,848,681	\$400,101,753	\$433,361,745	\$466,614,816	\$499,879,134
Expenditure Captured by San Jose (3)	\$133,548,626	\$150,171,269	\$166,797,805	\$183,424,341	\$200,050,876	\$216,680,872	\$233,307,408	\$249,939,567
Sales Tax	\$1,335,486	\$1,501,713	\$1,667,978	\$1,834,243	\$2,000,509	\$2,166,809	\$2,333,074	\$2,499,396
Employee Expenditures								
Total Retail and Non-Retail Employees (Cumulative)	14,032	15,001	15,970	17,309	18,329	19,476	20,487	21,463
Taxable Expenditures by Employees/Yr (4)	\$46,696,967	\$49,924,266	\$53,146,784	\$57,604,236	\$60,999,285	\$64,817,009	\$68,179,584	\$71,428,227
Expenditure Captured by San Jose (5)	\$18,678,787	\$19,969,707	\$21,258,713	\$23,041,694	\$24,399,714	\$25,926,804	\$27,271,834	\$28,571,291
Sales Tax	\$186,788	\$199,697	\$212,587	\$230,417	\$243,997	\$259,268	\$272,718	\$285,713
Retail Sales								
Total Retail SqFt (Cumulative) (6)	463,650	483,519	502,762	651,850	671,318	693,964	716,611	739,258
Total Taxable Retail Sales	\$185,459,927	\$193,407,496	\$201,104,612	\$260,739,885	\$268,527,107	\$277,585,760	\$286,644,414	\$295,703,067
Total Net New Taxable Retail Sales (7)	\$46,364,982	\$48,351,874	\$50,276,153	\$65,184,971	\$67,131,777	\$69,396,440	\$71,661,103	\$73,925,767
Sales Tax	\$463,650	\$483,519	\$502,762	\$651,850	\$671,318	\$693,964	\$716,611	\$739,258
Non-Retail Taxable Sales (8)	\$21,750	\$21,711	\$21,679	\$29,986	\$22,839	\$25,683	\$22,621	\$21,854
TOTAL SALES TAX GENERATED	\$2,007,674	\$2,206,639	\$2,405,005	\$2,746,497	\$2,938,663	\$3,145,724	\$3,345,024	\$3,546,221

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table B-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table B-6
Sales Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Resident Expenditures							
Total Occupied Households (Cumulative)	19,284	20,487	21,690	25,742	25,742	25,742	25,742
Total Household Income (1)	\$2,164,121,971	\$2,299,104,817	\$2,434,087,664	\$2,888,850,633	\$2,888,850,633	\$2,888,850,633	\$2,888,850,633
Taxable Expenditures/yr (2)	\$533,132,205	\$566,385,277	\$599,638,349	\$711,669,365	\$711,669,365	\$711,669,365	\$711,669,365
Expenditure Captured by San Jose (3)	\$266,566,103	\$283,192,639	\$299,819,174	\$355,834,683	\$355,834,683	\$355,834,683	\$355,834,683
Sales Tax	\$2,665,661	\$2,831,926	\$2,998,192	\$3,558,347	\$3,558,347	\$3,558,347	\$3,558,347
Employee Expenditures							
Total Retail and Non-Retail Employees (Cumulative)	22,439	23,787	24,763	30,249	39,632	49,014	56,269
Taxable Expenditures by Employees/Yr (4)	\$74,676,870	\$79,161,612	\$82,410,254	\$100,669,043	\$131,892,930	\$163,116,817	\$187,259,649
Expenditure Captured by San Jose (5)	\$29,870,748	\$31,664,645	\$32,964,102	\$40,267,617	\$52,757,172	\$65,246,727	\$74,903,860
Sales Tax	\$298,707	\$316,646	\$329,641	\$402,676	\$527,572	\$652,467	\$749,039
Retail Sales							
Total Retail SqFt (Cumulative) (6)	761,904	914,551	937,198	1,273,909	1,367,595	1,461,281	1,533,720
Total Taxable Retail Sales	\$304,761,721	\$365,820,374	\$374,879,028	\$509,563,788	\$547,038,065	\$584,512,342	\$613,488,080
Total Net New Taxable Retail Sales (7)	\$76,190,430	\$91,455,094	\$93,719,757	\$127,390,947	\$136,759,516	\$146,128,086	\$153,372,020
Sales Tax	\$761,904	\$914,551	\$937,198	\$1,273,909	\$1,367,595	\$1,461,281	\$1,533,720
Non-Retail Taxable Sales (8)	\$21,854	\$30,170	\$21,854	\$21,005	\$21,005	\$21,005	\$15,379
TOTAL SALES TAX GENERATED	\$3,748,127	\$4,093,294	\$4,286,885	\$5,255,938	\$5,474,519	\$5,693,100	\$5,856,485

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table B-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table B-7
Business Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Assumptions		Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<u>Leased SqFt (Cumulative)</u>												
Retail		1,533,720	38,892	73,021	107,149	139,233	288,517	301,374	314,231	327,088	339,945	352,802
Workplace		14,949,551	209,000	418,000	627,000	836,000	1,045,000	1,306,250	1,567,500	1,828,750	2,090,000	2,351,250
<u>Number of Businesses</u>												
Retail	3,500 SqFt /Tenant	438	11	21	31	40	82	86	90	93	97	101
Workplace	10,000 SqFt /Tenant	1,495	21	42	63	84	105	131	157	183	209	235
Total		1,933	32	63	93	123	187	217	247	276	306	336
<u>Annual Business Tax Revenue (1), (2)</u>												
Retail	\$150 / Business \$18 /Employee	\$144,608	\$3,667	\$6,885	\$10,103	\$13,128	\$27,203	\$28,415	\$29,627	\$30,840	\$32,052	\$33,264
Workplace	\$150 / Business- \$18 /Employee	\$1,121,216	\$15,675	\$31,350	\$47,025	\$62,700	\$78,375	\$97,969	\$117,563	\$137,156	\$156,750	\$176,344
Total		\$1,265,824	\$19,342	\$38,235	\$57,128	\$75,828	\$105,578	\$126,384	\$147,190	\$167,996	\$188,802	\$209,608

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business.

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

Table B-7
Business Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<u>Leased SqFt (Cumulative)</u>										
Retail	371,153	399,885	421,453	443,021	463,650	483,519	502,762	651,850	671,318	693,964
Workplace	2,612,500	2,873,750	3,135,000	3,396,250	3,657,500	3,918,750	4,180,000	4,441,250	4,728,154	5,074,904
<u>Number of Businesses</u>										
Retail	106	114	120	127	132	138	144	186	192	198
Workplace	<u>261</u>	<u>287</u>	<u>314</u>	<u>340</u>	<u>366</u>	<u>392</u>	<u>418</u>	<u>444</u>	<u>473</u>	<u>507</u>
Total	367	402	434	466	498	530	562	630	665	706
<u>Annual Business Tax Revenue (1), (2)</u>										
Retail	\$34,994	\$37,703	\$39,737	\$41,771	\$43,716	\$45,589	\$47,403	\$61,460	\$63,296	\$65,431
Workplace	<u>\$195,938</u>	<u>\$215,531</u>	<u>\$235,125</u>	<u>\$254,719</u>	<u>\$274,313</u>	<u>\$293,906</u>	<u>\$313,500</u>	<u>\$333,094</u>	<u>\$354,612</u>	<u>\$380,618</u>
Total	\$230,932	\$253,235	\$274,862	\$296,489	\$318,028	\$339,495	\$360,903	\$394,554	\$417,907	\$446,049

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

Table B-7
Business Tax Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<u>Leased SqFt (Cumulative)</u>									
Retail	716,611	739,258	761,904	914,551	937,198	1,273,909	1,367,595	1,461,281	1,533,720
Workplace	5,353,272	5,614,522	5,875,772	6,137,022	6,398,272	7,704,522	10,317,022	12,929,522	14,949,551
<u>Number of Businesses</u>									
Retail	205	211	218	261	268	364	391	418	438
Workplace	<u>535</u>	<u>561</u>	<u>588</u>	<u>614</u>	<u>640</u>	<u>770</u>	<u>1,032</u>	<u>1,293</u>	<u>1,495</u>
Total	740	773	805	875	908	1,134	1,422	1,710	1,933
<u>Annual Business Tax Revenue (1), (2)</u>									
Retail	\$67,566	\$69,701	\$71,837	\$86,229	\$88,364	\$120,111	\$128,945	\$137,778	\$144,608
Workplace	<u>\$401,495</u>	<u>\$421,089</u>	<u>\$440,683</u>	<u>\$460,277</u>	<u>\$479,870</u>	<u>\$577,839</u>	<u>\$773,777</u>	<u>\$969,714</u>	<u>\$1,121,216</u>
Total	\$469,062	\$490,791	\$512,520	\$546,506	\$568,235	\$697,951	\$902,721	\$1,107,492	\$1,265,824

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

Table B-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Total Resale/New Sale Value (See Table B-4)	\$6,594,827,763	\$813,465,475	\$986,778,225	\$1,102,404,915	\$1,207,959,580	\$496,491,348	\$467,369,567	\$480,138,133	\$493,072,878
Conveyance Tax (\$3.30/\$1,000 value)	\$21,762,932	\$2,684,436	\$3,256,368	\$3,637,936	\$3,986,267	\$1,638,421	\$1,542,320	\$1,584,456	\$1,627,140
Construction Tax (See Table B-9)	\$16,717	<u>\$175,881</u>	<u>\$175,458</u>	<u>\$175,458</u>	<u>\$175,276</u>	<u>\$34,708</u>	<u>\$23,143</u>	<u>\$23,143</u>	<u>\$23,143</u>
Total C&C Tax	\$21,779,649	\$2,860,317	\$3,431,826	\$3,813,394	\$4,161,543	\$1,673,130	\$1,565,462	\$1,607,599	\$1,650,283
Allocation to Parks O&M Use (1)	\$2,090,846	\$274,590	\$329,455	\$366,086	\$399,508	\$160,620	\$150,284	\$154,329	\$158,427
Allocation to Capital Programs									
Parks Capital Program (64%)	\$11,848,129	\$1,556,013	\$1,866,913	\$2,074,486	\$2,263,879	\$910,183	\$851,612	\$874,534	\$897,754
Communications (3.4%)	\$740,508	\$97,251	\$116,682	\$129,655	\$141,492	\$56,886	\$53,226	\$54,658	\$56,110
Service Yard (8.78%)	\$1,912,253	\$251,136	\$301,314	\$334,816	\$365,383	\$146,901	\$137,448	\$141,147	\$144,895
Library (14.22%)	\$3,097,066	\$406,737	\$488,006	\$542,265	\$591,771	\$237,919	\$222,609	\$228,601	\$234,670
Fire (8.4%)	\$1,829,491	\$240,267	\$288,273	\$320,325	\$349,570	\$140,543	\$131,499	\$135,038	\$138,624
Park Yards (1.2%)	<u>\$261,356</u>	<u>\$34,324</u>	<u>\$41,182</u>	<u>\$45,761</u>	<u>\$49,939</u>	<u>\$20,078</u>	<u>\$18,786</u>	<u>\$19,291</u>	<u>\$19,803</u>
Total	\$19,688,803	\$2,585,727	\$3,102,371	\$3,447,308	\$3,762,035	\$1,512,509	\$1,415,178	\$1,453,269	\$1,491,856

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table B-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Total Resale/New Sale Value (See Table B-4)	\$506,179,194	\$519,462,587	\$532,979,277	\$1,638,985,006	\$1,767,178,278	\$1,928,243,170	\$2,193,480,948	\$2,386,068,658
Conveyance Tax (\$3.30/\$1,000 value)	\$1,670,391	\$1,714,227	\$1,758,832	\$5,408,651	\$5,831,688	\$6,363,202	\$7,238,487	\$7,874,027
Construction Tax (See)	<u>\$23,143</u>	<u>\$23,143</u>	<u>\$23,631</u>	<u>\$179,378</u>	<u>\$178,741</u>	<u>\$178,741</u>	<u>\$178,657</u>	<u>\$178,546</u>
Total C&C Tax	\$1,693,534	\$1,737,369	\$1,782,463	\$5,588,029	\$6,010,430	\$6,541,944	\$7,417,144	\$8,052,572
Allocation to Parks O&M Use (1)	\$162,579	\$166,787	\$171,116	\$536,451	\$577,001	\$628,027	\$712,046	\$773,047
Allocation to Capital Programs								
Parks Capital Program (64%)	\$921,283	\$945,129	\$969,660	\$3,039,888	\$3,269,674	\$3,558,817	\$4,034,927	\$4,380,599
Communications (3.4%)	\$57,580	\$59,071	\$60,604	\$189,993	\$204,355	\$222,426	\$252,183	\$273,787
Service Yard (8.78%)	\$148,692	\$152,541	\$156,500	\$490,629	\$527,716	\$574,383	\$651,225	\$707,016
Library (14.22%)	\$240,821	\$247,054	\$253,466	\$794,618	\$854,683	\$930,264	\$1,054,718	\$1,145,076
Fire (8.4%)	\$142,257	\$145,939	\$149,727	\$469,394	\$504,876	\$549,523	\$623,040	\$676,416
Park Yards (1.2%)	<u>\$20,322</u>	<u>\$20,848</u>	<u>\$21,390</u>	<u>\$67,056</u>	<u>\$72,125</u>	<u>\$78,503</u>	<u>\$89,006</u>	<u>\$96,631</u>
Total	\$1,530,955	\$1,570,582	\$1,611,346	\$5,051,578	\$5,433,429	\$5,913,917	\$6,705,099	\$7,279,525

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table B-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Total Resale/New Sale Value (See Table B-4)	\$2,583,216,250	\$2,795,536,092	\$2,909,723,170	\$3,009,102,307	\$3,072,951,952	\$3,291,169,878	\$3,511,713,271
Conveyance Tax (\$3.30/\$1,000 value)	\$8,524,614	\$9,225,269	\$9,602,086	\$9,930,038	\$10,140,741	\$10,860,861	\$11,588,654
Construction Tax (See)	<u>\$178,533</u>	<u>\$188,918</u>	<u>\$180,711</u>	<u>\$186,071</u>	<u>\$177,274</u>	<u>\$175,864</u>	<u>\$175,833</u>
Total C&C Tax	\$8,703,146	\$9,414,187	\$9,782,797	\$10,116,109	\$10,318,016	\$11,036,725	\$11,764,487
Allocation to Parks O&M Use (1)	\$835,502	\$903,762	\$939,149	\$971,146	\$990,530	\$1,059,526	\$1,129,391
Allocation to Capital Programs							
Parks Capital Program (64%)	\$4,734,512	\$5,121,318	\$5,321,842	\$5,503,163	\$5,613,001	\$6,003,978	\$6,399,881
Communications (3.4%)	\$295,907	\$320,082	\$332,615	\$343,948	\$350,813	\$375,249	\$399,993
Service Yard (8.78%)	\$764,136	\$826,566	\$858,930	\$888,194	\$905,922	\$969,024	\$1,032,922
Library (14.22%)	\$1,237,587	\$1,338,697	\$1,391,114	\$1,438,511	\$1,467,222	\$1,569,422	\$1,672,910
Fire (8.4%)	\$731,064	\$790,792	\$821,755	\$849,753	\$866,713	\$927,085	\$988,217
Park Yards (1.2%)	<u>\$104,438</u>	<u>\$112,970</u>	<u>\$117,394</u>	<u>\$121,393</u>	<u>\$123,816</u>	<u>\$132,441</u>	<u>\$141,174</u>
Total	\$7,867,644	\$8,510,425	\$8,843,649	\$9,144,963	\$9,327,486	\$9,977,199	\$10,635,096

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table B-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Total Resale/New Sale Value (See Table B-4)	\$3,764,332,896	\$3,960,137,235	\$3,467,792,735	\$4,369,657,829	\$5,502,680,848	\$6,594,827,763
Conveyance Tax (\$3.30/\$1,000 value)	\$12,422,299	\$13,068,453	\$11,443,716	\$14,419,871	\$18,158,847	\$21,762,932
Construction Tax (See)	<u>\$186,233</u>	<u>\$175,833</u>	<u>\$22,833</u>	<u>\$22,833</u>	<u>\$22,833</u>	<u>\$16,717</u>
Total C&C Tax	\$12,608,531	\$13,244,286	\$11,466,549	\$14,442,704	\$18,181,680	\$21,779,649
Allocation to Parks O&M Use (1)	\$1,210,419	\$1,271,451	\$1,100,789	\$1,386,500	\$1,745,441	\$2,090,846
Allocation to Capital Programs						
Parks Capital Program (64%)	\$6,859,041	\$7,204,891	\$6,237,803	\$7,856,831	\$9,890,834	\$11,848,129
Communications (3.4%)	\$428,690	\$450,306	\$389,863	\$491,052	\$618,177	\$740,508
Service Yard (8.78%)	\$1,107,029	\$1,162,848	\$1,006,763	\$1,268,069	\$1,596,351	\$1,912,253
Library (14.22%)	\$1,792,933	\$1,883,337	\$1,630,543	\$2,053,752	\$2,585,435	\$3,097,066
Fire (8.4%)	\$1,059,117	\$1,112,520	\$963,190	\$1,213,187	\$1,527,261	\$1,829,491
Park Yards (1.2%)	<u>\$151,302</u>	<u>\$158,931</u>	<u>\$137,599</u>	<u>\$173,312</u>	<u>\$218,180</u>	<u>\$261,356</u>
Total	\$11,398,112	\$11,972,834	\$10,365,760	\$13,056,204	\$16,436,238	\$19,688,803

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table B-9
Construction Tax Estimate, (1)
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
R1 High-rise	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2 9 Story Mid-rise:	\$0	\$6,000	\$6,000	\$6,000	\$6,000	\$194	\$0	\$0	\$0
R3 4 story frame w/podium:	\$0	\$11,764	\$11,426	\$11,426	\$14,096	\$455	\$0	\$0	\$0
R4 3 story frame w/surface pkg:	\$0	\$6,236	\$6,574	\$6,574	\$3,904	\$126	\$0	\$0	\$0
R5 3 story Townhomes	\$0	\$37,500	\$37,500	\$37,500	\$37,500	\$1,210	\$0	\$0	\$0
R6 SF detached edge estate	\$0	\$0	\$7,249	\$7,249	\$3,342	\$108	\$0	\$0	\$0
R7 SF detached (14/acre)	\$0	\$73,871	\$47,781	\$47,781	\$42,562	\$1,373	\$0	\$0	\$0
R8 SF detached (12/acre)	\$0	\$7,366	\$16,908	\$16,908	\$17,004	\$549	\$0	\$0	\$0
R9 SF detached (10/acre)	\$0	\$1,263	\$10,562	\$10,562	\$19,592	\$632	\$0	\$0	\$0
W1 Corporate/Tech Office (4 story with 1 story parking)	\$5,108	\$2,878	\$2,824	\$2,824	\$2,610	\$2,610	\$1,779	\$1,779	\$1,779
W2 Corporate/Tech Office (7 story with 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$8,819	\$8,819	\$8,819
W3 Corporate/Tech Office (2 story with 1 story parking)	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4 R&D/Lab (1 story with 1 story parking)	\$157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W5 Corporate/Tech (4 story with 4 story parking)	\$8,549	\$7,878	\$8,201	\$8,201	\$9,058	\$9,058	\$6,176	\$6,176	\$6,176
W6 Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7 Downtown Professional Service Office (4 story)	\$304	\$0	\$1,001	\$1,001	\$903	\$903	\$616	\$616	\$616
W8 Downtown Professional Service Office (7 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,181	\$1,181	\$1,181
W9 Light Industrial (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10 Manufacturing (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1 Live work loft/town home (on-site parking)	\$0	\$4,500	\$4,500	\$4,500	\$5,056	\$163	\$0	\$0	\$0
M2 18 fl. High-rise res. over office w/ structured parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3 Live work loft/town home (parking within building)	\$0	\$1,500	\$1,500	\$1,500	\$944	\$30	\$0	\$0	\$0
M4 3 floors Office over regional/district parked retail	\$2,134	\$8,850	\$7,017	\$7,017	\$6,331	\$6,331	\$4,317	\$4,317	\$4,317
M5 3 floors Office over local retail w/ no district parking	\$305	\$275	\$415	\$415	\$374	\$374	\$255	\$255	\$255
M6 3 fl. Res. over reg./district parked retail	\$0	\$5,496	\$5,496	\$5,496	\$5,511	\$178	\$0	\$0	\$0
M7 3 fl. Res. over local comm. w/ no district parking	\$0	\$504	\$504	\$504	\$489	\$16	\$0	\$0	\$0
M8 3 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9 2 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR Local Retail	\$0	\$0	\$0	\$0	\$0	\$3,062	\$0	\$0	\$0
RR Regional Retail	\$0	\$0	\$0	\$0	\$0	\$7,338	\$0	\$0	\$0
Total	\$16,717	\$175,881	\$175,458	\$175,458	\$175,276	\$34,708	\$23,143	\$23,143	\$23,143

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

Table B-9
Construction Tax Estimate, (1)
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
R1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2	\$0	\$0	\$0	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
R3	\$0	\$0	\$0	\$13,940	\$14,436	\$14,436	\$10,904	\$8,901	\$7,648	\$9,353	\$11,524
R4	\$0	\$0	\$0	\$4,060	\$3,564	\$3,564	\$7,096	\$9,099	\$10,352	\$8,647	\$6,476
R5	\$0	\$0	\$0	\$37,500	\$37,500	\$37,500	\$37,500	\$41,250	\$43,500	\$43,500	\$43,500
R6	\$0	\$0	\$0	\$2,861	\$799	\$799	\$4,089	\$4,313	\$4,359	\$3,374	\$1,028
R7	\$0	\$0	\$0	\$48,311	\$53,037	\$53,037	\$16,443	\$13,952	\$13,438	\$20,676	\$40,380
R8	\$0	\$0	\$0	\$14,556	\$18,451	\$18,451	\$24,495	\$24,907	\$24,992	\$25,203	\$22,632
R9	\$0	\$0	\$0	\$16,772	\$10,213	\$10,213	\$37,473	\$39,328	\$39,712	\$33,247	\$18,461
W1	\$1,779	\$1,779	\$2,540	\$3,287	\$2,838	\$2,838	\$3,154	\$3,410	\$3,621	\$3,645	\$4,233
W2	\$8,819	\$8,819	\$4,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29
W4	\$0	\$0	\$0	\$118	\$63	\$63	\$76	\$87	\$96	\$93	\$108
W5	\$6,176	\$6,176	\$8,815	\$8,625	\$6,494	\$6,494	\$6,460	\$6,434	\$6,411	\$6,442	\$7,375
W6	\$0	\$0	\$0	\$5,127	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$8,324
W7	\$616	\$616	\$879	\$707	\$381	\$381	\$337	\$302	\$273	\$266	\$281
W8	\$1,181	\$1,181	\$576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$518
W10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,642
M1	\$0	\$0	\$0	\$5,056	\$5,056	\$5,056	\$5,056	\$1,859	\$0	\$0	\$0
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	\$0	\$0	\$0	\$944	\$944	\$944	\$944	\$347	\$0	\$0	\$0
M4	\$4,317	\$4,317	\$6,161	\$4,959	\$2,668	\$2,668	\$2,365	\$2,119	\$1,917	\$1,864	\$1,969
M5	\$255	\$255	\$364	\$554	\$298	\$298	\$264	\$237	\$214	\$208	\$232
M6	\$0	\$0	\$0	\$5,511	\$5,511	\$5,511	\$5,253	\$5,005	\$4,766	\$4,406	\$3,798
M7	\$0	\$0	\$0	\$489	\$489	\$489	\$747	\$995	\$1,234	\$1,594	\$2,202
M8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,890	\$0
RR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,510	\$0
Total	\$23,143	\$23,143	\$23,631	\$179,378	\$178,741	\$178,741	\$178,657	\$178,546	\$178,533	\$188,918	\$180,711

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

Table B-9
Construction Tax Estimate, (1)
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
R1	\$0	\$0	\$3,975	\$6,000	\$6,000	\$6,000	\$0	\$0	\$0	\$0
R2	\$6,000	\$6,000	\$2,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R3	\$11,524	\$13,444	\$13,444	\$13,444	\$13,444	\$13,444	\$0	\$0	\$0	\$0
R4	\$6,476	\$7,556	\$7,556	\$7,556	\$7,556	\$7,556	\$0	\$0	\$0	\$0
R5	\$83,250	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$0	\$0	\$0	\$0
R6	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R7	\$33,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R8	\$677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R9	\$8,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W1	\$6,977	\$6,977	\$6,977	\$6,977	\$6,977	\$6,977	\$6,977	\$6,977	\$6,977	\$5,108
W2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W3	\$218	\$218	\$218	\$218	\$218	\$218	\$218	\$218	\$218	\$160
W4	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$157
W5	\$11,677	\$11,677	\$11,677	\$11,677	\$11,677	\$11,677	\$11,677	\$11,677	\$11,677	\$8,549
W6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7	\$416	\$416	\$416	\$416	\$416	\$416	\$416	\$416	\$416	\$304
W8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	\$1,728	\$346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10	\$5,472	\$1,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M4	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,914	\$2,134
M5	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$305
M6	\$3,798	\$3,798	\$3,798	\$3,798	\$3,798	\$3,798	\$0	\$0	\$0	\$0
M7	\$2,202	\$2,202	\$2,202	\$2,202	\$2,202	\$2,202	\$0	\$0	\$0	\$0
M8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	\$0	\$0	\$0	\$0	\$5,186	\$0	\$0	\$0	\$0	\$0
RR	\$0	\$0	\$0	\$0	\$5,214	\$0	\$0	\$0	\$0	\$0
Total	\$186,071	\$177,274	\$175,864	\$175,833	\$186,233	\$175,833	\$22,833	\$22,833	\$22,833	\$16,717

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

Table B-10
Library Parcel Tax Estimate, (1)
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
R1	High-rise	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2	9 Story Mid-rise:	\$2,000	\$2,000	\$2,000	\$2,000	\$65	\$0	\$0
R3	4 story frame o/podium:	\$894	\$869	\$869	\$1,072	\$35	\$0	\$0
R4	3 story frame w/surface pkg:	\$642	\$677	\$677	\$402	\$13	\$0	\$0
R5	3 story Townhomes	\$6,250	\$6,250	\$6,250	\$6,250	\$202	\$0	\$0
R6	SF detached edge estate	\$0	\$1,208	\$1,208	\$557	\$18	\$0	\$0
R7	SF detached (14/acre)	\$12,312	\$7,964	\$7,964	\$7,094	\$229	\$0	\$0
R8	SF detached (12/acre)	\$1,228	\$2,818	\$2,818	\$2,834	\$91	\$0	\$0
R9	SF detached (10/acre)	\$210	\$1,760	\$1,760	\$3,265	\$105	\$0	\$0
W1	Corporate/Tech Office (4 story with 1 story parking)	\$164	\$161	\$161	\$149	\$149	\$101	\$101
W2	Corporate/Tech Office (7 story with 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$140	\$140
W3	Corporate/Tech Office (2 story with 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4	R&D/Lab (1 story with 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W5	Corporate/Tech (4 story with 4 story parking)	\$168	\$175	\$175	\$194	\$194	\$132	\$132
W6	Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7	Downtown Professional Service Office (4 story)	\$0	\$13	\$13	\$11	\$11	\$8	\$8
W8	Downtown Professional Service Office (7 story)	\$0	\$0	\$0	\$0	\$0	\$9	\$9
W9	Light Industrial (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10	Manufacturing (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1	Live work loft/town home (on-site parking)	\$750	\$750	\$750	\$843	\$27	\$0	\$0
M2	18 fl. High-rise res. over office w/ structured parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	Live work loft/town home (parking within building)	\$250	\$250	\$250	\$157	\$5	\$0	\$0
M4	3 floors Office over regional/district parked retail	\$104	\$83	\$83	\$75	\$75	\$51	\$51
M5	3 floors Office over local retail w/ no district parking	\$14	\$21	\$21	\$19	\$19	\$13	\$13
M6	3 fl. Res. over reg./district parked retail	\$1,842	\$1,842	\$1,842	\$1,847	\$60	\$0	\$0
M7	3 fl. Res. over local comm. w/ no district parking	\$46	\$46	\$46	\$44	\$1	\$0	\$0
M8	3 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	2 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	Local Retail	\$0	\$0	\$0	\$0	\$234	\$0	\$0
RR	Regional Retail	\$0	\$0	\$0	\$0	\$198	\$0	\$0
Total		\$26,874	\$26,886	\$26,886	\$26,812	\$1,730	\$454	\$454
Available for Library O&M Use		\$13,437	\$13,443	\$13,443	\$13,406	\$865	\$227	\$227

(1) Based on the current rate structure as shown on Table F-1. This revenue source is assumed to sunset by 2014 (i.e., year 7 for this model); The parcel tax is calculated based on the assumption that apartment parcels are, on average, 3 acres each, and office and retail parcels are 5 acres each.

(2) Assumes 50% is allocated to O&M use and the rest to capital project;

Source: City of San Jose; Economic & Planning Systems, Inc.

Table B-11
Fire Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	1,240	2,480	3,720	4,960	5,000	5,000	5,000	5,000	5,000	5,000
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	14,235	14,235	14,235	14,235	14,235	14,235
Project Non-Retail Jobs (Cumulative)	51,887	719	1,441	2,163	2,885	3,608	4,518	5,427	6,337	7,246	8,156
Project Retail Jobs (Cumulative)	4,382	111	209	306	398	824	861	898	935	971	1,008
Fire Station (1)	2	0	0	1	1	1	1	1	1	1	1
Engine	2	0	0	1	1	1	1	1	1	1	1
Truck	2	0	0	1	1	1	1	1	1	1	1
Fire Fighters (2)	63	0	0	31.5	31.5	31.5	31.5	31.5	31.5	31.5	31.5
General Fund O&M Cost											
Fire Fighters (3)	\$7,560,000	\$0	\$0	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000
Overhead Cost (4)	\$756,000	\$0	\$0	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000
Annual General Fund O&M Cost (5)	\$14,663,336	\$0	\$0	\$4,241,576	\$4,283,992	\$4,326,831	\$4,370,100	\$4,413,801	\$4,457,939	\$4,502,518	\$4,547,543

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-11
Fire Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	5,000	6,240	7,480	8,720	9,960	11,200	12,440	13,680	14,920	16,160
Project Population (Cumulative)	14,235	17,765	21,296	24,826	28,356	31,898	35,448	38,998	42,547	45,921
Project Non-Retail Jobs (Cumulative)	9,062	9,970	10,882	11,794	12,707	13,620	14,533	15,447	16,411	17,494
Project Retail Jobs (Cumulative)	1,060	1,143	1,204	1,266	1,325	1,381	1,436	1,862	1,918	1,983
Fire Station (1)	1	1	1	1	1	1	1	2	2	2
Engine	1	1	1	1	1	1	1	2	2	2
Truck	1	1	1	1	1	1	1	2	2	2
Fire Fighters (2)	31.5	31.5	31.5	31.5	31.5	31.5	31.5	63	63	63
General Fund O&M Cost										
Fire Fighters (3)	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$7,560,000	\$7,560,000	\$7,560,000
Overhead Cost (4)	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$756,000	\$756,000	\$756,000
Annual General Fund O&M Cost (5)	\$4,593,019	\$4,638,949	\$4,685,338	\$4,732,192	\$4,779,514	\$4,827,309	\$4,875,582	\$9,848,676	\$9,947,162	\$10,046,634

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-11
Fire Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	17,400	18,640	19,880	21,120	22,360	26,538	26,538	26,538	26,538
Project Population (Cumulative)	49,104	52,289	55,472	58,656	61,839	71,623	71,623	71,623	71,623
Project Non-Retail Jobs (Cumulative)	18,439	19,351	20,262	21,174	22,085	26,610	35,724	44,839	51,887
Project Retail Jobs (Cumulative)	2,047	2,112	2,177	2,613	2,678	3,640	3,907	4,175	4,382
Fire Station (1)	2	2	2	2	2	2	2	2	2
Engine	2	2	2	2	2	2	2	2	2
Truck	2	2	2	2	2	2	2	2	2
Fire Fighters (2)	63	63	63	63	63	63	63	63	63
General Fund O&M Cost									
Fire Fighters (3)	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000
Overhead Cost (4)	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000
Annual General Fund O&M Cost (5)	\$10,147,100	\$10,248,571	\$10,351,057	\$10,454,568	\$10,559,113	\$11,097,734	\$12,258,803	\$13,541,345	\$14,663,336

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-12
Police Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	1,240	2,480	3,720	4,960	5,000	5,000	5,000	5,000	5,000	5,000
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	14,235	14,235	14,235	14,235	14,235	14,235
Jobs											
Project Non-Retail Jobs (Cumulative)	51,887	719	1,441	2,163	2,885	3,608	4,518	5,427	6,337	7,246	8,156
Project Retail Jobs (Cumulative)	4,382	111	209	306	398	824	861	898	935	971	1,008
Officer Cost											
New Officers Required (Cumulative) (1)	60	9	9	9	12	12	12	12	12	12	12
Annual Officer Cost (2)	\$7,500,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,478,717	\$1,490,642	\$1,490,642	\$1,490,642	\$1,490,642	\$1,490,642	\$1,490,642
Associated Overhead Cost (3)	\$750,000	\$112,500	\$112,500	\$112,500	\$147,872	\$149,064	\$149,064	\$149,064	\$149,064	\$149,064	\$149,064
Community Police Center O&M Cost (4)	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crossing guards supervisor cost (5)											
Number of Crossing Guards	32	5	6	7	10	10	10	10	10	10	10
Supervisor Needed	0.49	0.07	0.10	0.11	0.15	0.15	0.15	0.15	0.15	0.15	0.15
Supervisor Cost	\$34,462	\$5,230	\$6,861	\$7,855	\$10,260	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292	\$10,292
Annual General Fund O&M Cost (6)	\$14,828,134	\$1,242,730	\$1,256,805	\$1,270,386	\$1,686,447	\$1,716,995	\$1,734,165	\$1,751,507	\$1,769,022	\$1,786,712	\$1,804,579

- (1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.
- (2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.
- (3) Assumes an annual overhead cost equivalent to 10% of the officer costs.
- (4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officers and the center would operate on typical business hours (i.e., eight hours per day).
- (5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.
- (6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMM; Dahlin Group and Economic & Planning Systems, Inc.

Table B-12
Police Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	5,000	6,240	7,480	8,720	9,960	11,200	12,440	13,680	14,920	16,160
Project Population (Cumulative)	14,235	17,765	21,296	24,826	28,356	31,898	35,448	38,998	42,547	45,921
Jobs										
Project Non-Retail Jobs (Cumulative)	9,062	9,970	10,882	11,794	12,707	13,620	14,533	15,447	16,411	17,494
Project Retail Jobs (Cumulative)	1,060	1,143	1,204	1,266	1,325	1,381	1,436	1,862	1,918	1,983
Officer Cost										
New Officers Required (Cumulative) (1)	12	15	18	21	24	27	30	33	36	38
Annual Officer Cost (2)	\$1,490,642	\$1,860,321	\$2,230,000	\$2,599,679	\$2,969,359	\$3,340,243	\$3,711,953	\$4,083,664	\$4,455,375	\$4,808,601
Associated Overhead Cost (3)	\$149,064	\$186,032	\$223,000	\$259,968	\$296,936	\$334,024	\$371,195	\$408,366	\$445,537	\$480,860
Community Police Center O&M Cost (4)	\$0	\$0	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Crossing guards supervisor cost (5)										
Number of Crossing Guards	10	11	13	14	15	17	18	20	23	24
Supervisor Needed	0.15	0.17	0.20	0.22	0.24	0.26	0.28	0.31	0.35	0.37
Supervisor Cost	\$10,292	\$12,169	\$14,148	\$15,142	\$16,609	\$18,077	\$19,545	\$21,503	\$24,570	\$26,144
Annual General Fund O&M Cost (6)	\$1,822,625	\$2,296,628	\$2,920,898	\$3,414,040	\$3,917,298	\$4,431,818	\$4,957,303	\$5,493,435	\$6,041,121	\$6,572,845

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officers and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMM; Dahlin Group and Economic & Planning Systems, Inc.

Table B-12
Police Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	17,400	18,640	19,880	21,120	22,360	26,538	26,538	26,538	26,538
Project Population (Cumulative)	49,104	52,289	55,472	58,656	61,839	71,623	71,623	71,623	71,623
Jobs									
Project Non-Retail Jobs (Cumulative)	18,439	19,351	20,262	21,174	22,085	26,610	35,724	44,839	51,887
Project Retail Jobs (Cumulative)	2,047	2,112	2,177	2,613	2,678	3,640	3,907	4,175	4,382
Officer Cost									
New Officers Required (Cumulative) (1)	41	44	46	49	52	60	60	60	60
Annual Officer Cost (2)	\$5,141,968	\$5,475,428	\$5,808,794	\$6,142,161	\$6,475,527	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
Associated Overhead Cost (3)	\$514,197	\$547,543	\$580,879	\$614,216	\$647,553	\$750,000	\$750,000	\$750,000	\$750,000
Community Police Center O&M Cost (4)	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Crossing guards supervisor cost (5)									
Number of Crossing Guards	25	26	27	28	29	32	32	32	32
Supervisor Needed	0.39	0.40	0.42	0.43	0.44	0.49	0.49	0.49	0.49
Supervisor Cost	\$27,138	\$28,132	\$29,126	\$30,120	\$31,114	\$34,462	\$34,462	\$34,462	\$34,462
Annual General Fund O&M Cost (6)	\$7,087,233	\$7,611,379	\$8,145,171	\$8,688,878	\$9,242,644	\$11,222,459	\$12,396,577	\$13,693,533	\$14,828,134

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officers and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMM; Dahlin Group and Economic & Planning Systems, Inc.

Table B-13
Transportation Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	1,240	2,480	3,720	4,960	5,000	5,000	5,000	5,000	5,000	5,000
% of Total		5%	9%	14%	19%	19%	19%	19%	19%	19%	19%
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	14,235	14,235	14,235	14,235	14,235	14,235
Project Road Miles (Cumulative)											
Backbone Road Miles	33	11	12	12	16	16	16	16	16	16	16
In-Tract Road Miles (1)	53	2	5	7	10	10	10	10	10	10	10
Total Road Miles	86	13	17	19	25	26	26	26	26	26	26
O&M Cost, basic services (2), (3)	\$7,164,360	\$1,087,241	\$1,426,343	\$1,632,941	\$2,133,086	\$2,139,751	\$2,139,751	\$2,139,751	\$2,139,751	\$2,139,751	\$2,139,751
O&M Cost for Special Features (3), (4)	\$500,000	\$75,878	\$99,544	\$113,963	\$148,868	\$149,333	\$149,333	\$149,333	\$149,333	\$149,333	\$149,333
Annual General Fund O&M Cost (5)	\$13,514,320	\$1,163,120	\$1,541,146	\$1,782,016	\$2,351,099	\$2,382,030	\$2,405,850	\$2,429,908	\$2,454,207	\$2,478,749	\$2,503,537

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-13
Transportation Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Housing Units (Cumulative)	5,000	6,240	7,480	8,720	9,960	11,200	12,440	13,680	14,920	16,160
% of Total	19%	24%	28%	33%	38%	42%	47%	52%	56%	61%
Project Population (Cumulative)	14,235	17,765	21,296	24,826	28,356	31,898	35,448	38,998	42,547	45,921
Project Road Miles (Cumulative)										
Backbone Road Miles	16	18	20	20	21	23	24	26	31	33
In-Tract Road (1)	10	12	15	17	20	22	25	27	30	32
Total Road Miles	26	30	35	38	41	45	49	53	61	65
O&M Cost, basic service (2), (3)	\$2,139,751	\$2,529,816	\$2,941,285	\$3,147,883	\$3,453,009	\$3,758,087	\$4,063,214	\$4,470,266	\$5,107,945	\$5,435,266
O&M Cost, advanced services (3), (4)	\$149,333	\$176,556	\$205,272	\$219,690	\$240,985	\$262,277	\$283,571	\$311,979	\$356,483	\$379,327
Annual General Fund O&M Cost (5)	\$2,528,572	\$3,019,413	\$3,545,619	\$3,832,612	\$4,246,151	\$4,667,518	\$5,096,947	\$5,663,635	\$6,536,261	\$7,024,661

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-13
Transportation Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Housing Units (Cumulative)	17,400	18,640	19,880	21,120	22,360	26,538	26,538	26,538	26,538
% of Total	66%	70%	75%	80%	84%	100%	100%	100%	100%
Project Population (Cumulative)	49,104	52,289	55,472	58,656	61,839	71,623	71,623	71,623	71,623
Project Road Miles (Cumulative)									
Backbone Road Miles	33	33	33	33	33	33	33	33	33
In-Tract Road (1)	35	37	40	42	44	53	53	53	53
Total Road Miles	67	70	72	75	77	86	86	86	86
O&M Cost, basic service (2), (3)	\$5,641,864	\$5,848,531	\$6,055,129	\$6,261,726	\$6,468,324	\$7,164,360	\$7,164,360	\$7,164,360	\$7,164,360
O&M Cost, advanced services (3), (4)	\$393,745	\$408,168	\$422,587	\$437,005	\$451,424	\$500,000	\$500,000	\$500,000	\$500,000
Annual General Fund O&M Cost (5)	\$7,364,590	\$7,710,706	\$8,062,915	\$8,421,398	\$8,786,243	\$10,228,118	\$11,298,206	\$12,480,248	\$13,514,320

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-14
Library Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Population (cumulative)	71,623	3,530	7,061	10,591	14,121	14,235	14,235	14,235	14,235	14,235	14,235
Library SqFt (cumulative) [1]	35,000	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
FTE Required (2)	22	0	0	10	10	10	10	10	10	10	10
O&M Cost											
Staff Cost (3)	\$1,584,000	\$0	\$0	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000
Other O&M Costs (4)	\$196,000	\$0	\$0	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000
Subtotal	\$1,780,000	\$0	\$0	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000
On-going supplies											
FF&E/Computer Technology (5)	\$140,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
New Materials (6)	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Subtotal	\$490,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,000
Offsetting Lease Revenues for O&M (7)	\$0	\$0	\$0	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800
Net Annual General Fund O&M Cost (8)	\$4,002,618	\$0	\$0	\$367,440	\$371,114	\$374,826	\$378,574	\$382,360	\$386,183	\$390,045	\$547,061

- (1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.
- (2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.
- (3) Average staff cost is assumed to be \$72,000 per FTE.
- (4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.
- (5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.
- (8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-14
Library Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Population (cumulative)	14,235	17,765	21,296	24,826	28,356	31,898	35,448	38,998	42,547	45,921
Library SqFt (cumulative) [1]	10,000	10,000	10,000	10,000	10,000	20,000	20,000	20,000	20,000	20,000
FTE Required (2)	10	10	10	10	10	15	15	15	15	15
O&M Cost										
Staff Cost (3)	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000
Other O&M Costs (4)	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000
Subtotal	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000
On-going supplies										
FF&E/Computer Technology (5)	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
New Materials (6)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Subtotal	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000
Offsetting Lease Revenues for O&M (7)	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$249,480	\$249,480	\$249,480	\$249,480	\$249,480
Net Annual General Fund O&M Cost (8)	\$552,532	\$558,057	\$563,638	\$569,274	\$574,967	\$1,419,308	\$1,433,501	\$1,447,836	\$1,462,314	\$1,476,937

- (1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.
- (2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.
- (3) Average staff cost is assumed to be \$72,000 per FTE.
- (4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.
- (5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.
- (8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-14
Library Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Population (cumulative)	49,104	52,289	55,472	58,656	61,839	71,623	71,623	71,623	71,623
Library SqFt (cumulative) [1]	20,000	20,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
FTE Required (2)	15	15	22	22	22	22	22	22	22
O&M Cost									
Staff Cost (3)	\$1,080,000	\$1,080,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000
Other O&M Costs (4)	\$112,000	\$112,000	\$196,000	\$196,000	\$196,000	\$196,000	\$196,000	\$196,000	\$196,000
Subtotal	\$1,192,000	\$1,192,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000
On-going supplies									
FF&E/Computer Technology (5)	\$80,000	\$80,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
New Materials (6)	\$200,000	\$200,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Subtotal	\$280,000	\$280,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000
Offsetting Lease Revenues for O&M (7)	\$249,480	\$249,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Annual General Fund O&M Cost (8)	\$1,491,707	\$1,506,624	\$2,825,505	\$2,853,760	\$2,882,298	\$3,029,324	\$3,346,258	\$3,696,351	\$4,002,618

- (1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.
- (2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.
- (3) Average staff cost is assumed to be \$72,000 per FTE.
- (4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.
- (5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.
- (8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-15
Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	1,240	2,480	3,720	4,960	5,000	5,000	5,000	5,000	5,000	5,000
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	14,235	14,235	14,235	14,235	14,235	14,235
% Total	100%	5%	10%	15%	20%	20%	20%	20%	20%	20%	20%
Park Acreage (Cumulative) [1]	322	29	29	29	29	29	29	29	29	29	29
Park Operation and Maintenance (2)	\$4,836,398	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	-	-	-	-	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$0	\$0	\$0	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$0	\$0	\$0	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$0	\$0	\$0	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	\$334,386	\$0	\$0	\$0	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386	\$334,386
Net O&M Cost	\$1,450,727	\$0	\$0	\$0	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)	-	-	-	-	-	-	-	-	-	-	-
Staff Cost (8)	\$712,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personal Cost	\$316,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Maintenance & Utilities	\$1,064,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Offsetting Revenue (6)	\$210,586	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net O&M Cost	\$1,882,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
After School Programs (9)	\$750,000	\$0	\$0	\$0	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Annual General Fund O&M Cost (10)	\$15,815,882	\$489,586	\$494,482	\$499,427	\$2,076,379	\$2,097,143	\$2,118,114	\$2,139,296	\$2,160,689	\$2,182,295	\$2,204,118

(1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.

(2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.

(3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.

(4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.

(5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.

(6) Represents the estimated user fees generated from the facility.

(7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.

(8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.

(9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.

(10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-15
Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	5,000	6,240	7,480	8,720	9,960	11,200	12,440	13,680	14,920	16,160
Project Population (Cumulative)	14,235	17,765	21,296	24,826	28,356	31,898	35,448	38,998	42,547	45,921
% Total	20%	25%	30%	35%	40%	45%	49%	54%	59%	64%
Park Acreage (Cumulative) [1]	29	51	74	85	95	106	117	139	199	254
Park Operation and Maintenance (2)	\$439,586	\$759,999	\$1,106,186	\$1,273,402	\$1,432,044	\$1,590,685	\$1,749,326	\$2,092,334	\$2,984,155	\$3,807,374
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>
Net O&M Cost	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)										
Staff Cost (8)	\$0	\$0	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344
Non-personal Cost	\$0	\$0	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518
Mechanical Maintenance & Utilities	\$0	\$0	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241
Offsetting Revenue (6)	<u>\$0</u>	<u>\$0</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>
Net O&M Cost	\$0	\$0	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517
After School Programs (9)	\$75,000	\$210,000	\$210,000	\$345,000	\$390,000	\$435,000	\$480,000	\$525,000	\$642,000	\$750,000
Annual General Fund O&M Cost (10)	\$2,226,160	\$2,756,510	\$5,295,435	\$5,692,340	\$5,983,344	\$6,279,598	\$6,581,180	\$7,106,511	\$8,384,275	\$9,593,132

(1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.

(2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.

(3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.

(4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.

(5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.

(6) Represents the estimated user fees generated from the facility.

(7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.

(8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.

(9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.

(10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-15
Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	17,400	18,640	19,880	21,120	22,360	26,538	26,538	26,538	26,538
Project Population (Cumulative)	49,104	52,289	55,472	58,656	61,839	71,623	71,623	71,623	71,623
% Total	69%	73%	77%	82%	86%	100%	100%	100%	100%
Park Acreage (Cumulative) [1]	254	254	254	254	254	283	303	313	322
Park Operation and Maintenance (2)	\$3,807,374	\$3,807,374	\$3,807,374	\$3,807,374	\$3,807,374	\$4,248,384	\$4,542,391	\$4,689,395	\$4,836,398
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>
Net O&M Cost	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)									
Staff Cost (8)	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344
Non-personal Cost	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518
Mechanical Maintenance & Utilities	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241
Offsetting Revenue (6)	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>
Net O&M Cost	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517
After School Programs (9)	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Annual General Fund O&M Cost (10)	\$9,689,063	\$9,785,954	\$9,883,813	\$9,982,651	\$10,082,478	\$11,185,315	\$12,788,949	\$14,366,329	\$15,815,882

(1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.

(2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.

(3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.

(4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.

(5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.

(6) Represents the estimated user fees generated from the facility.

(7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.

(8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.

(9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.

(10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-16
Lake Maintenance Cost Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	1,240	2,480	3,720	4,960	5,000	5,000	5,000	5,000	5,000	5,000
Project Population (Cumulative)	71,623	3,530	7,061	10,591	14,121	14,235	14,235	14,235	14,235	14,235	14,235
% Total	100%	5%	10%	15%	20%	20%	20%	20%	20%	20%	20%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost											
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
Annual General Fund O&M Cost (2)	\$2,152,245	\$1,220,600	\$1,232,806	\$1,245,134	\$1,257,585	\$1,270,161	\$1,282,863	\$1,295,691	\$1,308,648	\$1,321,735	\$1,334,952

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-16
Lake Maintenance Cost Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	5,000	6,240	7,480	8,720	9,960	11,200	12,440	13,680	14,920	16,160
Project Population (Cumulative)	14,235	17,765	21,296	24,826	28,356	31,898	35,448	38,998	42,547	45,921
% Total	20%	25%	30%	35%	40%	45%	49%	54%	59%	64%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost										
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
Annual General Fund O&M Cost (2)	\$1,348,302	\$1,361,785	\$1,375,403	\$1,389,157	\$1,403,048	\$1,417,079	\$1,431,249	\$1,445,562	\$1,460,018	\$1,474,618

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table B-16
Lake Maintenance Cost Estimate
Scenario II: Up to 5,000 houses, then no additional housing until 10,000 jobs in place
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	17,400	18,640	19,880	21,120	22,360	26,538	26,538	26,538	26,538
Project Population (Cumulative)	49,104	52,289	55,472	58,656	61,839	71,623	71,623	71,623	71,623
% Total	69%	73%	77%	82%	86%	100%	100%	100%	100%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost									
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
Annual General Fund O&M Cost (2)	\$1,489,364	\$1,504,258	\$1,519,300	\$1,534,493	\$1,549,838	\$1,628,895	\$1,799,314	\$1,987,562	\$2,152,245

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.